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The report was edited by Dr Scott Cooper, Director, Fulham Palace Project

## EXECUTIVE SUMMARY

The Design and Conservation Team within the Environment Department of the London Borough of Hammersmith and Fulham Council (the Council) has prepared a Site Conservation Plan (SCP) for Fulham Palace and its outbuildings and grounds (the Site). The SCP is part of a suite of management tools that have been developed for the Site and is presented here to support an application to the Heritage Lottery Fund (HLF) for a grant towards the first phase of restoration works.

This SCP follows the recommended methodology for conservation plans as outlined in HLF and English Heritage guidance. Firstly, the SCP presents a survey of the Site, its historic development and its assets. Based on an analysis of this information the SCP then sets out a statement of the Site's significance. The SCP defines policies for safeguarding and enhancing the significance of the Site and states how these policies will be implemented and reviewed.

The SCP is based on the substantial Fulham Palace Management Plan that was prepared in 1988 (the 1988 Plan) for the Council by a number of specialist consultants. The 1988 Plan was only partially implemented and many of its findings and recommendations are either no longer relevant or are now inappropriate. However, all of the historical research undertaken for the 1988 Plan remains current and has informed Section 3 of the SCP.

The SCP recognises that the Site has a number of functions, including a museum, a workplace, a heritage attraction and a public space, and that these are likely to be maintained to a greater or lesser extent in the short to medium term. Consequently, policies have been devised for the SCP that attempts to balance the needs of the Site's assets, users and visitors within the context of the conservation of the Site's diverse significance. The policies contained in the SCP will inform and define the Council's ongoing custodianship of the Site.

To reflect the evolving nature of the Site, the SCP is intended to be a flexible management tool, used to inform day-to-day decision-making and strategic planning through the application of its policies. To ensure its continued relevance, the SCP should be reviewed every five years in tandem with the Site Quinquennial Report (SQR), prepared by the Site's architect on behalf of the Council.

## USER'S GUIDE

### Layout of the Site Conservation Plan

The SCP is designed to be a tool to aid decision-making on the Site and guide the development of plans and strategies for the future development of the Site. Sections 1 to 3 form the foundation of understanding about the Site and its development; Section 4 outlines the significance of the Site; Sections 5 and 6 supply strategic guidance on how to manage and conserve the significance of the Site.

All of the Sections of the SCP can be read as a whole, or alternatively specific sections can be consulted as required. An outline of the SCP's structure is provided below to guide the reader to the relevant sections.

#### *Section 1.0 - Introduction.*

An introduction to the Site, its history, appearance, layout and uses along with a broad outline of the SCP's content, relationships to other plans and method of preparation and consultation.

#### *Section 2.0 - Policy Context.*

A summary of the statutory, non-statutory, national and local policy framework within which the development of the Site must be considered.

#### *Section 3.0 - Historical Development of the Site.*

A brief history of the Site, focusing on the evolution of the Palace and its grounds through time.

#### *Section 4.0 - Statement of Significance.*

A concise statement, based on a thorough assessment of the Site's various values, that seeks to define what makes the Site significant.

#### *Section 5.0 - Issues and Policies.*

A detailed analysis of the issues facing the significance of the Site along with a series of conservation policies aimed at preserving and enhancing the cultural significance of the Site.

#### *Section 6.0 - Implementation.*

A discussion of how the aims and objectives of the SCP will be implemented.

## Scope and Limitations

The main aim of the SCP is to provide a series of conservation policies that will seek as necessary to reinstate, preserve and/or enhance the cultural significance of the Site (comprising the Palace, outbuildings and gardens). However, the Site has strong historical, visual, scenic and landscape connections with its environs; in particular with those areas within the confines of the former moat, which once defined the extent of the Palace demesne. The Site cannot, therefore, be considered in isolation, so the scope of the SCP widens, when relevant, to incorporate areas outside of the Site such as the Fulham Palace Meadows Allotments and Bishop's Park (see Figure 1.1).

## A Note on Terminology

A number of actions are referred to within the SCP whose meaning may be unclear to some readers. For clarity they are defined, in accordance with the 1999 Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance* (The Burra Charter) as follows:

**Association** refers to the special connections that exist between people and a place. Associations may include the social or spiritual values of a place.

**Conservation** refers to all of the processes of looking after a place so as to retain its cultural significance. It is based on a respect for the existing fabric, use, associations and meanings. Conservation is an integral part of the good management of places of cultural significance. It requires a cautious approach of changing as much as necessary but as little as possible.

**Cultural Significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

The term cultural significance is synonymous with heritage significance and cultural heritage value (generally referred to simply as 'values'). Cultural significance may change as a result of the continuing history of a place. Understanding of cultural significance may also change as a result of new information.

**Fabric** means all of the physical material of a place including components, fixtures, contents and objects. It includes building interiors, exteriors and sub-surface remains, as well as excavated material. Fabric may define spaces and these may be important elements of the significance of the place.



**Heritage** asset refers to places, buildings, structures or artefacts that have cultural significance such as: historic buildings; museum collections; designed landscape or ecological habitats.

**Interpretation** means all the ways of presenting the cultural significance of a place. Interpretation may be a combination of a variety of approaches, including: the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of events and educational activities at the place and the use of introduced explanatory material.

**Maintenance** means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction. As an example, these distinctions can be explained in relation to gutters:

|                                 |   |
|---------------------------------|---|
| Maintenance                     | - regular inspection and cleaning of gutters; |
| Repair involving restoration    | - returning of dislodged gutters;             |
| Repair involving reconstruction | - replacing decayed gutters.                  |

**Preservation** means maintaining the fabric of a place in its existing state and retarding deterioration. It is recognised that all places change over time at varying rates.

**Restoration** means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components.

**Setting** means the area around a place, which may include the visual catchment but which is not limited to visual attributes.

**Use** means the functions of a place, as well as the activities and practices that may occur at the place. Compatible use means a use that respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

With respect to bishops, dates relate to consecration and death/translocation (i.e. their tenure as Bishop of London); all other dates record birth and death.

## Components of the Site

The various components of the Site are defined as follows (see Figure 1.1):

|                  |   |
|------------------|---|
| The Palace       | - The extent of the main building;  |
| The grounds      | - The area of designed landscape within the control of the Council;       |
| The outbuildings | - The buildings within the grounds that are not the Palace;               |
| East Quadrangle  | - Refers to the buildings around the East Courtyard;                      |
| West Quadrangle  | - Refers to the buildings around the West Courtyard;                      |
| The Moated Site  | - The extent of the area encompassed by the infilled moat.;               |
| The Site         | - The are incorporating the Palace, the Outbuildings and the Grounds; and |
| The Moat         | - The site of the now infilled moat.                                      |

## Abbreviations

For brevity, the SCP utilises a number of abbreviations. These are as follows:

|               |  |
|---------------|--|
| ARF           | Archaeological Research Framework                |
| CC            | Church Commissioners for England                 |
| DCMS          | Department of Culture, Media and Sport           |
| EIO           | Ecclesiastical Insurance Office                  |
| EH            | English Heritage                                 |
| FARG          | Fulham Archaeological Rescue Group               |
| FPMAA         | Fulham Palace Meadows Allotment Association      |
| FPMB          | Fulham Palace Management Board                   |
| FPT           | Fulham Palace Trust                              |
| HLF           | Heritage Lottery Fund                            |
| ICOMOS        | International Committee on Monuments and Sites   |
| LEU           | London Ecology Unit                              |
| The Museum    | The Museum of Fulham Palace                      |
| OS            | Ordnance Survey                                  |
| SM            | Scheduled Monument                               |
| SCP           | Site Conservation Plan                           |
| SMP           | Site Management Plan                             |
| SMC           | Scheduled Monument Consent                       |
| SQR           | Site Quinquennial Report                         |
| The Council   | London Borough of Hammersmith and Fulham Council |
| The 1988 Plan | The Fulham Palace Management Plan (1988)         |
| UDP           | The Council's Unitary Development Plan           |
| USD           | Universal Service Duct                           |



## 1.0 INTRODUCTION

### 1.1 Brief Description of the Site

1.1.1 Fulham Palace is situated in the west of London on the north bank of the River Thames in the former county of Middlesex at the head of Fulham Reach. It forms one of a number of historic riverside sites that run from the Tower of London to Windsor Castle, and its open, green space is highly valued by local people and London residents.

1.1.2 Like so many of the nation's most notable buildings, Fulham Palace is an appealing though complex product of change, accretion and even partial demolition. However, despite this long and complex architectural history, the Palace can be said to broadly comprise of two quadrangles – Georgian to the east, Tudor to the west - linked by a late-medieval Great Hall and appended by an attractive Victorian Chapel. Around the Palace, a number of attractive outbuildings are set within an extensive designed landscape that is of notable botanical interest; whilst, a little to the north a large, flat area of long-established allotments once formed the Palace's warren. The whole of the Site is bounded by an ancient, though infilled, moat that was once one of the largest domestic moats in the country.

1.1.3 Research and excavation by the Fulham Archaeological Rescue Group (FARG) has revealed that the site of Fulham Palace was occupied during the Neolithic, Iron Age and Roman periods. Fulham Palace is also known to have been the site of the manor house of the Manor of Fulham (which covered the same area as the present Borough of Hammersmith and Fulham). Since c.704-5 AD, the site of Fulham Palace has been the property of the Bishops of London. The Palace grounds were of considerable botanical and horticultural importance in the 16th and 17th centuries when they became the home of many new plant species introduced from abroad – a tradition that continued as ecclesiastical links with India, Africa, the West Indies and North America were strengthened from the 17th-century onwards.

1.1.4 In 1973 Bishop Stopford moved out, bringing to an end almost 1300 years of continuous habitation by the Bishops of London. In 1975 what was then Hammersmith Council took on a 100-year full-repairing lease of Fulham Palace and its grounds from the Church Commissioners (the Commissioners). Part of the building remained occupied by the Ecclesiastical Insurance Office (EIO) but was subsequently leased back to the Commissioners who in turn sublet the area in 1990 to the Fulham Palace Trust (FPT). The FPT opened the Museum within the Palace buildings in 1992.



## 1.2 General Background

1.2.1 The SCP has been prepared by the Design and Conservation Team within the Environment Department of the London Borough of Hammersmith and Fulham Council. With contributions and advice on heritage planning from Chris Blandford Associates. Where relevant it has drawn on and updated information contained within the Fulham Palace Management Plan (the 1988 Plan). The 1988 Plan was prepared by specialist consultants and approved and adopted by the Council in 1988. The SCP was developed between January 2000 and November 2003.

1.2.2 The SCP has been prepared with specific reference to the following guidance:

- *Conservation Plans for Historic Palaces* (Heritage Lottery Fund 1998);
- *Informed Conservation* (Clark, K 2001);
- *Burra Charter* (Australia ICOMOS 1999); and
- *Venice Charter* (ICOMOS 1964).

## 1.3 Relationships to Other Plans

1.3.1 The SCP has drawn on and updated information contained in the 1988 Plan. The 1988 Plan comprises eight volumes (including appendices and illustrations) and is based on studies prepared by the following individuals, companies and organisations:

- Dr Warwick Rodwell (archaeological history of the Site);
- Fulham Archaeological Rescue Group (archaeological history of the Site);
- English Heritage (archaeological management);
- Simon Thurley (architectural history of the Site);
- Purcell, Miller, Tritton and Partners, Architects (condition of built fabric of the Palace);
- Colvin and Moggridge, Landscape Architects (condition of designed landscape);
- Howard Humphrey and Partners, Service Engineers (condition of mechanical, electrical and drainage services of the Palace);
- Brian Morton and Partners, Structural Engineers (structural condition of the Palace); and
- L.K.B. International Limited and Engineering Surveys Ltd (rectified photographic survey of the Palace).

1.3.2 Other local strategies taken into account in the preparation of the SCP are:

- *The Thames Strategy – Kew to Chelsea* (WS Atkins, June 2002);
- *Your Borough Your Future* (London Borough of Hammersmith and Fulham, 2001); and
- *Your Borough: A Cultural Strategy for Hammersmith and Fulham* (Consultation Draft, 2002).

1.3.3 Further information about these local strategies is contained in Section 2.3.

## 1.4 Purpose of the SCP

1.4.1 The SCP has been prepared to assist the Council in conserving the significance of the Site. The SCP aims to achieve this by clearly identifying the nature of the Site's significance, the issues that are affecting or have affected that significance and the policies and strategies that could be implemented to address those issues.

1.4.2 The SCP focuses on the heritage assets of the Site, but it also takes into account the needs of users of the Palace, stakeholders and the community as a whole.

## 1.5 Preparation of the SCP

1.5.1 The SCP has been prepared through a long process of research, survey and analysis. Much of the original research was undertaken for the 1988 Plan. Since then work has focused on:

- Simplifying that research to provide a concise, current and easily digestible survey of the Site's historical development (Section 3);
- Understanding the cultural values associated with the Site and its overall significance (Section 4);
- Analysing of the issues facing the Site (Section 5); and
- Developing policies to address those issues (Sections 6).

1.5.2 The process has involved undertaking a number of specialist studies, including: a detailed assessment of the current condition of the internal and external fabric of the Palace (the results of which are contained in the SQR); a comprehensive Site walkover survey (the results of which have been incorporated into Sections 4 and 5) and some additional archival research.

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## 1.6 Ownership, Uses and Management

- 1.6.1 The Site is owned by the Church Commissioners for England (the Commissioners). However responsibility for the Site is dictated by a complex series of leaseholds and sub-tenancies. The situation is best explained by means of a chart (see Figures 1.2 and 1.3). It can be described briefly as follows:
- 1.6.2 The freehold of the Site is held by the Commissioners. The freehold of Bishop's Park, the Moat Gardens and Fulham Palace Meadows Allotments is held by the Council. The Council leases the Site from the Commissioners. The Head Lease is for a term of 100 years from 21 May 1975 (and thereafter from year to year until determined by six months' previous written notice given by either party to the other expiring at any time). As the tenant under the Head Lease, the Council is required to put and keep the Palace and its grounds *"in good and substantial first class repair and condition"* (clause 2iii of the Head Lease) to the satisfaction of the Commissioners. Should the Commissioners seek to enforce the terms of the Head Lease the Council would be liable as tenant under the Head Lease for the full cost of all necessary repairs.
- 1.6.3 The Council has underlet part of the Palace (the Underlease) back to the Commissioners for the same term as the Head Lease less the last three days (and thereafter from year to year until determined by six months' previous written notice given by either party to the other expiring at any time). The Commissioners, in turn, by way of a sub-underlease (the Sub-lease), have sub-let the areas comprised in the Underlease to the Fulham Palace Trust. FPT is responsible for the Museum and has also granted some commercial lettings. FPT is responsible for internal repairs in respect of the area comprised in the Sub-lease, though with respect to its commercial lettings this has been passed in turn to its sub-tenants. The Council has one short-term commercial tenant. It lets storage, workshop and office space on an informal basis to FARG. A small part of the grounds has been let to Kidsactive (formerly Handicapped Adventure Playground Association) for use as an adventure playground for children with special needs.
- 1.6.4 The management and repair of Fulham Palace is the responsibility of the Deputy for Environment and Contract Services for the Council. The Deputy is advised in this capacity by the Fulham Palace Management Board (FPMB). Subject to, and in accordance with, the policy matters determined by the Deputy, the FPMB is responsible for the policy and operational management of the Palace within the terms of the Head Lease with the Commissioners, including the grounds and all the associated financial, legal and property services functions arising therefrom. It reports annually and as required to the Deputy for Environment and Contract Services on the Board's activities.





- 1.6.5 The FPMB meets at least annually and on an ad hoc basis for the purpose of administering the Site. The Board consists of two administration councillors and one opposition councillor. The Board is assisted in managing the Site by a representative from each of the following organisations who act as advisors:
- FARG;
  - The Fulham Society;
  - The Friends of Fulham Palace;
  - FPT; and
  - The Hammersmith and Fulham Historic Buildings Group.
- 1.6.6 Professional advice is supplied when necessary by specialist consultants. Appropriate professional advice is also provided by the Council's Design and Conservation Team.
- 1.6.7 Day-to-day management of the Site is divided between the Council, FPT and their tenants under the terms of the Underlease, the Sub-lease and a number of sub-tenancies.
- 1.6.8 With respect to the Site, the Environment Department of the Council has responsibility for:
- Maintenance, improvements and repairs to all of the external fabric of the Palace;
  - Maintenance, improvements and repairs to the internal parts of the Palace that are not the subject of the Underlease, Sub-lease and sub-tenancies;
  - Maintenance, improvements and repairs to all of the Palace's outbuildings;
  - Maintenance of the grounds;
  - Property Insurance;
  - The Palace gardening staff; and
  - All aspects of the Functions Facility (including staff, sales, functions and marketing).
- 1.6.9 With respect to the Moated Site and its environs the Council has responsibility for:
- Liaising with Fulham Palace Meadows Allotments Association (FPMAA) regarding matters relating to the Allotments;
  - Maintaining All Saints Churchyard (Direct Services Department);
  - Maintaining the Moat Gardens (Direct Services Department); and
  - Maintaining Bishop's Park (Direct Services Department).

1.6.10 With respect to those parts of the Site that are not the subject of the Underlease, Sub-lease and sub-tenancies the Council also has responsibility for:

- Negotiating sub-tenancies (Department of Valuation Services); and
- Determining and enforcing the terms and conditions of sub-tenancies (Department of Legal Services).

1.6.11 The FPT has responsibility for:

- Managing the Museum;
- Internal repairs and maintenance to the fabric of the property covered by the Sub-underlease;
- Negotiating sub-tenancies; and
- Enforcing the terms and conditions of sub-tenancies.

## 1.7 Uses of the Site

1.7.1 The Moated Site is put to a number of different uses and these are best set out in the form of a plan (see Figures 1.4 and 1.5). However they can be described in general terms as follows.

- Commercial office space - West Quadrangle
- Non commercial office space - Coachman's Lodge
- Museum use - Ground and upper floors of the north range of the East Quadrangle
- Functions facility - Ground floor of the east and south range of the East Quadrangle including the Chapel
- Storage - Stable
- Disused - Upper floors of east and south range of East Quadrangle
  - Gothick Lodge
  - Bothy
  - Vinery
- Public amenity - Palace Gardens and Moat Gardens
  - Fulham Palace Meadow Allotments
  - Kidsactive
  - Church Hall
- Education - The Moat School
- Domestic - Gardener's Cottage and Vicarage





1.7.2 The gardens are used as a public amenity. However, large sections of the grounds, are not open to the public, because they are unmaintained and are therefore largely inaccessible on account of the thick and impenetrable undergrowth present for a large part of the year.

## 1.8 Restrictions on Use Imposed by the Head Lease

1.8.1 The Head Lease places a number of conditions on the Council's tenancy of the Site. A number of these conditions define what the Site is permitted to be used for. These uses can be summarised as follows:

- A public park, public open space and a recreation ground;
- A botanical garden, plant nursery and a garden for the blind;
- A day centre for physically and mentally handicapped persons (including adventure playgrounds) and/or their parents;
- A museum, art gallery and exhibitions of a cultural nature
- A theatre (including an open-air theatre), concert hall, dance hall, music recitals, poetry reading, outdoor dancing and history pageants;
- A conference centre and lecture rooms;
- A training centre for training the staff of any local authority;
- Office accommodation for the Council's Site-related staff;
- Office accommodation for registered charities or voluntary bodies pursuing charitable objectives;
- Council storage;
- Residential accommodation occupied on service occupancies for Council staff (in particular the gardeners) though only within areas formerly occupied by staff for residential purposes;
- A library, reading room or writing room;
- A centre for the use of clubs, societies and organisations having athletic social and charitable or educational objectives;
- Educational purposes;
- Garden fetes, garden parties, flower shows, handicraft shows, animal shows;
- A health centre;
- A youth hostel;
- A restaurant, tea room and coffee room; and
- Civic and other receptions.

1.8.2 However, the above are allowed only on the condition that the Site is not used for:

- Organised games (other than the provision of an adventure playground);
- Political purposes;
- Religious purposes unless approved by the Commissioners;
- Residential purposes; and
- A brothel or disorderly house; nor
- Hotel, tavern, public house or the sale of alcohol.

1.8.3 Furthermore, in using the Site the Council must:

- Have due regard to its historic nature and its associations with the Church; and should
- Not imply that the Site remains the property of the Bishop of London.

## 1.9 Stakeholders and Community Groups

1.9.1 A number of stakeholders and community groups have an active interest in the operation and conservation of Fulham Palace and its grounds in addition to the Council and the Commissioners. The principal bodies are:

### *Fulham Palace Trust*

1.9.2 FPT is a charitable trust registered with the Charity Commission. The objectives of FPT are:

- To provide for the advancement of public education by the provision of the Museum of Fulham Palace comprising such exhibits or items as may from time to time be comprised in the Trust Fund and to preserve the same as a collection; and
- To preserve for the benefit of the inhabitants of the Borough and of the nation at large whatever of the English historical architectural and constructional heritage may exist in and around Fulham Palace in the form of buildings and gardens of particular beauty or historical, architectural or constructional interest.

1.9.3 FPT has responsibility for the operation and management of the Museum. The Trust comprises seven trustees appointed by the Council including an ex-officio trustee. One trustee is appointed by the Bishop of London and there are currently four co-opted trustees. The Council employs a full-time

curator and a part-time education officer, both of whom are on permanent secondment to the Trust. The Trust employs two part-time members of staff: a museum administrator; and a museum steward. It also enjoys the support of 74 volunteers drawn from the local community. The Trust receives an annual grant from the Council.

#### *Fulham Archaeological Rescue Group*

1.9.4 FARG is a charitable trust registered with the Charity Commission. The objectives of FARG are:

- To undertake research and excavation of sites threatened by damage or destruction due to redevelopment, etc, and sites that would yield information concerning nearby sites which are threatened;
- To promote the study of local history;
- To record the observations and findings of these researches and studies in suitable media; and
- To display finds and disseminate information, through exhibitions, lectures, etc.

#### *Fulham Society*

1.9.5 The Fulham Society is a local amenity body, registered with the Charity Commission and affiliated to the Civic Trust. The main objective of the Society is to secure the preservation, protection, development and improvement of features of historic or public interest in the area comprising the former metropolitan Borough of Fulham.

#### *Friends of Fulham Palace*

1.9.6 The Friends of Fulham Palace is a local amenity body registered with the Charity Commission. The objectives are to promote the preservation of Fulham Palace and its gardens; to inform local residents and others of the historical importance of the Palace, and to undertake and publish historical research relating to the Site.

#### *Hammersmith and Fulham Historic Buildings Group*

1.9.7 The Hammersmith and Fulham Historic Buildings Group is a local amenity group concerned with all aspects of the historic environment. Its aims include the preservation, conservation and enhancement of historic buildings, their settings and open space, and the encouragement of public interest in the historic environment.

*Others*

1.9.8 Other significant bodies are:

- Friends of Bishop's Park;
- Bishop's Park Co-ordinating Group (a community group which acts as a forum for, and seeks to represent the views of, residents in the area of Bishop's Park);
- Bishop's Park Mansions Residents Association;
- FPMAA;
- Thames Strategy – Kew to Chelsea Steering Committee (which is seeking to implement the projects and policies identified in the *Thames Strategy – Kew to Chelsea*);
- West London River Group (an umbrella group that brings together amenity societies and residents groups from Kew to Vauxhall with an interest in the river and its hinterland);
- Kidsactive; and
- The Hammersmith Society (a local amenity group established in 1962 to stimulate public interest in, and care for, the beauty, history, character and preservation of Hammersmith and its surroundings).

## 2.0 POLICY CONTEXT

### 2.1 National Designations

#### *Listed Buildings*

2.1.1 Fulham Palace is deemed to be a Listed Building under Section 1 of the Planning (Listed Building and Conservation Areas) Act 1990. Under the terms of this Act, any object or structure fixed to the building, or forming part of the land and comprised within the curtilage of the building shall be treated as part of the building.

2.1.2 There are a number of listed buildings within the Site (see Appendix 1). These are:

- Fulham Palace - Grade I (the East Quadrangle having been upgraded in November 1988);
- The Chapel - Grade II;
- The lodge on the north-east side of the Moat Bridge - Grade II (hereafter referred to as the Gothick Lodge);
- The Moat Bridge and attached Gothick Gate Piers - Grade II;
- The Stable - Grade II; and
- The walls of the Walled Garden (including the Bee Boles) - Grade II (the Vinery within the Walled Garden and the Bothy are considered listed because they are fixed to the walls of the Walled Garden, but are not individually listed).

2.1.3 There are a number of other listed buildings associated with the Palace and its history. These are:

- All Saints Church - Grade II\* - and a number of tombs, including those of three former Bishops of London - Grade II;
- Putney Bridge - Grade II (by Joseph Bazalgette, this crossing point of the Thames not only gives views of the Palace grounds but closes off the view from Bishop's Park);
- Sir William Powell's Almshouses, Church Gate - Grade II\* (by John Pollard Seddon);
- The War Memorial, Vicarage Garden - Grade II; and
- Nos. 5 and 6 Church Gate - Grade II.

2.1.4 There are a number of unlisted structures within the Site. These are:

- Coachman's Lodge;
- The 20th-century rockery;
- The 20th-century grotto;
- The 20th-century Gardener's Cottage;
- The Hotbeds; and
- Kidsactive Playschool.

#### *Scheduled Monument*

2.1.5 The Fulham Palace Moated Site is a Scheduled Monument (No. 134) under the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983. The extent of the scheduled area is illustrated in Figure 2.1. Ground beneath all structures is protected as part of the Scheduled Monument. In addition, the scheduling includes the following standing structures:

- The Moat Bridge and Gothick Gate Piers; and
- The Walled Garden.

2.1.6 Scheduling excludes the following standing structures:

- The Palace;
- Gothick Lodge;
- Coachmans Lodge;
- Stables;
- Vinery;
- Bothy;
- All Saints Primary School;
- The Moat School;
- Fulham Vicarage; and
- The Church Hall.

2.1.7 Where a structure is both Listed and Scheduled, Ancient Monument legislation takes precedence and only Scheduled Monument Consent (SMC) is required.



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### *Register of Parks and Gardens of Special Historic Interest*

- 2.1.8 The grounds of Fulham Palace are Registered Grade II\* on EH's *Register of Parks and Gardens of Special Historic Interest*. The extent of the Registered area is illustrated in Figure 2.2. Inclusion within the Register affords no statutory protection or controls, however, it is a "*material consideration*" which must be taken into account when determining planning applications. Moreover, all planning applications affecting a Registered site must be referred to EH and the Garden History Society for comment. Inclusion within the Register also draws attention to a site's national importance and qualifies the owner of a park or garden to apply to EH for grant assistance towards its management.

### *Buildings at Risk*

- 2.1.9 Following a recent review, English Heritage has added the Vinery and Bothy (both connected to the Walled Garden), and the Gothick Lodge to the English Heritage Buildings at Risk Register.

## **2.2 Local Planning Context**

### *Unitary Development Plan*

- 2.2.1 The London Borough of Hammersmith and Fulham Revised Unitary Development Plan (the UDP) was adopted in August 2003. This is now the statutory development plan for the Borough. The UDP contains a number of policies relevant to Fulham Palace. The most relevant of these are as follows:
- 2.2.2 Policy EN2 (Development in Conservation Areas) of the UDP states that: "*Development within conservation areas, including alterations or additions to existing buildings, will only be permitted if the character or appearance of the conservation area is preserved or enhanced*".
- 2.2.3 The Site stands within the Bishop's Park Conservation Area (see Figure 2.3) under the terms set out by the Planning (Listed Building and Conservation Areas) Act 1990. The conservation area, centred upon Bishop's Park and the Palace grounds, was designated in March 1971 and extended in May 1980 to include four residential streets to the north of Bishop's Park Road. The Conservation Area Character Profile for Bishop's Park was published in November 1998.
- 2.2.4 Policy EN2B (Effect of Development on the Setting of a Conservation Area and Views Into and Out of Them) states that: "*Development will only be permitted if the character or appearance of the conservation areas in terms of their setting and views into or out of them is preserved or enhanced*."





- 2.2.5 Policy EN2D (Development Affecting Historic Parks and Gardens) states that: "*Development will not be permitted if it would cause demonstrable harm to the character or appearance of sites included in the English Heritage Register of Parks and Gardens of Special Historic Interest.*"
- 2.2.6 Policy EN3 (Listed Buildings) states that: "*The Council will protect buildings of special architectural or historic interest which are contained in Department of Culture, Media and Sport's statutory list.*"
- 2.2.7 Policy EN4 (Use and Maintenance of Listed Buildings) states that: "*The Council prefers owners of listed buildings to use them for the purposes for which they were originally built. However, where this can be proved to be no longer possible and all efforts to continue the original use have failed, the Council may consider other uses which are appropriate to their appearance character or associations. All listed buildings should be properly maintained. Where appropriate the Council will encourage the owners of listed buildings to allow public access to those buildings. The Council will promote access to public listed buildings for all those people with disabilities.*"
- 2.2.8 Policy EN6 (Buildings and Artefacts of Local Importance and Interest) states that: "*Development will not be permitted if it would result in the demolition, loss or harmful alteration to buildings, structures and artefacts that are of local townscape, architectural or historic interest, including all buildings identified on the Council's Register of Buildings of Merit.*"
- 2.2.9 There are a number of buildings or structures identified on this *Register of Buildings of Merit* which are also set within Bishop's Park and which are related to Fulham Palace. These are:
- The lodges and sports pavilion on Bishop's Avenue;
  - The terracotta walls in Fielder's Meadow;
  - The park railings;
  - Pryor's Bank;
  - The refreshment rooms; and
  - Two sets of landing steps from the embankment to the foreshore.
- 2.2.10 Policy EN7 (Nationally and Locally Important Archaeological Remains) states that "*there will be a presumption against proposals which would involve significant alteration of, or cause damage to, Archaeological Remains of National Importance, whether scheduled or not.*"
- 2.2.11 The Moated Site is a Scheduled Monument. The scheduled area is adjoined on the north and east sides by Archaeological Priority Area Number 1 (Fulham Village). This includes Fulham Palace Road

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and Fulham High Street extending north to Oxberry Avenue and Buer Road, and east as far as the London Transport railway viaduct.

- 2.2.12 Policy EN24 (Metropolitan Open Land) states that: "*There will be a general presumption against inappropriate development within areas of metropolitan open land*".
- 2.2.13 The whole of the Moated Site, together with Bishop's Park, has been designated Metropolitan Open Land.
- 2.2.14 Policy EN25 (Protection of Trees) states that: "*the Council will endeavour to prevent removal or mutilation*" of trees protected by Tree Preservation Orders (TPOs). Although there are currently no trees protected by TPOs within the Moated Site, trees within conservation areas are protected by Section 211 of the Town and Country Planning Act 1990.
- 2.2.15 Policy EN27 (Nature Conservation Areas) states that nature conservation areas "*will be protected from development likely to cause demonstrable harm to their wildlife*."
- 2.2.16 The London Ecology Unit, now the Biodiversity Unit of the Greater London Authority, has identified Fulham Palace and Bishop's Park as a Nature Conservation Area (Ref. BI 4).
- 2.2.17 Bishop's Park, and to a lesser degree the grounds of Fulham Palace, are affected by policies EN31 to EN39 relating to the River Thames and the Thames Riverside Walk.

## 2.3 Other Strategies

### *Thames Strategy – Kew to Chelsea*

- 2.3.1 *The Thames Strategy – Kew to Chelsea* was commissioned in 1999 by a steering committee that includes the West London River Group, Greater London Authority, Environment Agency, English Heritage, English Nature, Port of London Authority and a number of riparian Boroughs including the Council. Published in June 2002, it is a management tool that seeks to provide the basis for a more holistic approach to the many complex and interrelated issues relating to the River. The Council has adopted the Strategy as Supplementary Planning Guidance.
- 2.3.2 The Strategy makes a number of recommendations in relation to Fulham Palace and Bishop's Park. These include:

- Prepare a conservation and management plan for Fulham Palace;
- Develop the Palace and grounds as a heritage and visitor attraction;
- Renew the mature trees on the banks of the River within Bishop's Park;
- Make further improvements to Bishop's Park;
- Protect important views from and to Bishop's Park;
- Improve lighting and signage within Bishop's Park; and
- Make public realm and access improvements to Bishop's Park and Fulham Palace.

### ***Your Borough Your Future***

2.3.3 Local councils have a legal responsibility to produce a 10-year community strategy for their area. Following extensive community consultation, *Your Borough Your Future* (hereafter referred to as the Community Strategy), was prepared by the Council in 2001. The Community Strategy sets out what the Council is doing and intends to do to improve the social, economic and environmental wellbeing of the Borough's residents.

2.3.4 The Community Strategy makes specific reference to Fulham Palace, noting that the Council is "*pursuing a strategy to enhance the historic Fulham Palace including seeking Heritage Lottery funding to help improve the Museum. More rooms will be available for hire and the specialist gardens will be tended.*"

### ***Your Borough: A Cultural Strategy for Hammersmith and Fulham***

2.3.5 *Your Borough: A Cultural Strategy for Hammersmith and Fulham* (hereafter referred to as the Cultural Strategy) proposes a vision of how the cultural life of the Borough could be enhanced for the benefit of all residents and visitors. Prepared in 2002, it remains in consultation draft form and has yet to be adopted by the Council.

2.3.6 The draft document contains a number of objectives of relevance to the repair and reuse of Fulham Palace and its grounds. Though these are not yet material to the SCP they nonetheless serve as a useful guide in advance of the adoption of the Cultural Strategy. Key objectives include:

- Ensuring cultural facilities and activities in Hammersmith and Fulham are of high quality and are available, accessible and affordable to all;

- Ensuring through local planning strategies and the London-wide spatial strategy that parks, open spaces, streets, squares, the River and other public spaces are available for use for festivals, celebrations, sport and play;
- Making parks and other public spaces available for sports, arts and community events; and
- Forming and continuing partnerships with public and private organisations, including local businesses, health trusts, regeneration agencies, arts groups, community organisations and sports clubs.

### 3.0 HISTORICAL DEVELOPMENT OF THE SITE

#### 3.1 Introduction

- 3.1.1 Although the Bishops of London, their Palace and, in particular, their gardens are widely known throughout Europe and America, this state of knowledge is, for the most part, extraordinarily superficial. Since the 17th-century, a very large number of academic and popular publications have made reference to the Palace and the great antiquity of its site, to its important gardens and its botanist bishops, most notably Edmund Grindal and Henry Compton. However, there has only ever been one attempt to assemble this wealth of material into a digested whole, or even to embark on reasonably comprehensive studies of the individual elements. This was undertaken in 1987-8 when the Council commissioned the preparation of a comprehensive management plan for the whole of the Site.
- 3.1.2 Although it was prepared over 15 years ago and did not by any means examine all of the colossal volume of relevant information available, the 1988 Plan remains the only comprehensive survey and analysis of the Palace's past - in particular Volume 1 by Simon Thurley (History) and Volume 2 by Dr Warwick Rodwell (Archaeology and Garden History).
- 3.1.3 This section is based on the findings of the 1988 Plan. As continuous referencing to the 1988 Plan would make the text very cumbersome, the debt owed to this work is acknowledged here. Unlike the 1988 Plan, this section is intended only to present a general introduction to the historical development of the Moated Site. It does not aim to provide a comprehensive account of the Palace's history, but rather a considered précis that is sufficient in scope and detail to explain why Fulham Palace is of national cultural significance.
- 3.1.4 For a detailed account, and for all references to primary and secondary sources, the reader is directed to the 1988 Plan. Copies of the 1988 Plan are held by the Council and Museum and can be consulted by appointment. For a short but elegant summary of the Palace and its grounds the reader is directed to *A Walk Around Fulham Palace and its Garden* (1990) – a site guidebook prepared by Sibylla Jane Flower (with acknowledgements to Keith Whitehouse) for the Friends of Fulham Palace. For a detailed assessment of the history and significance of Bishop Compton's gardens the reader is directed to two articles by Sarah Morris on the *Legacy of a Bishop: the trees, shrubs and flowers introduced to the gardens of Fulham Palace* contained within the *Journal of the Garden History Society* (Spring 1991 and Summer 1993). The guidebook and a reprint of the articles are both available from the Museum, as well as the *Historical Notes* relating to the Palace written by the Curator.

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### *An Introduction to the History of Episcopal Houses*

- 3.1.5 Although over half of the sees of the Church of England are Saxon foundations, little is known of the Saxon bishops and their houses. It is only with the coming of the Normans that any quantity of documentary or architectural evidence comes to light. However, it is known that many episcopal manors were originally Saxon and both of the Bishop of London's manors at Fulham and Hadham fall into this category; Fulham having been granted to Bishop Wealdheri by the Bishop of Hereford in about 704.
- 3.1.6 As with Saxon manors of other bishoprics, very little is known of Fulham. A reference in the Anglo Saxon Chronicle mentions that "*a great Viking army came up the river Thames*" and that "*they spent a winter at a place called Fulham*". Where the bishop's land was, and what he built on it, is not known (though archaeological research may suggest that it was in the south-west corner of the Moated Site) but contemporary sources indicate that the Bishop of London occasionally stayed at the Site.
- 3.1.7 The Norman bishops were great builders, constructing palaces in all cathedral towns, and often at least one country residence as well - for which there was a very good reason. The Norman baron-bishops played an important political role and were often to be seen at Westminster. However, the journey from a remote diocese to Westminster could take as much as a week. Thus bishops began to maintain houses in manors that lay *en route* to London as stopping off points. These rural residences generally took the form of fortified manor houses.
- 3.1.8 In the 15th-century there was a great shedding of manors. However, this retrenchment did nothing to curb investment at existing palaces as, on the eve of the Reformation, many were remodelled and expanded. The Reformation took a heavy toll on many sees, though London seems to have escaped lightly. Rather it was under Elizabeth I that real damage was done and the brakes put on episcopal building activity. Likewise the 17th-century was an unhappy time for the bishops and their palaces. In 1642 bishops were abolished and their Palaces became easy targets for Parliamentarians. All episcopal property was surveyed and much was sold – including Fulham. However, following the Restoration, many bishops bought their Palaces back; Fulham returned to the Bishop of London and the Palace was repaired, despite having been relatively well cared for during the Commonwealth.
- 3.1.9 In the early-18th century the Church's finances were re-ordered. In 1704 the Queen Anne's Bounty was established as a fund to support the lower clergy. Bishops gained in wealth and, spurred by the ability after 1777 to raise mortgages through Queen Anne's Bounty, the late-18th and early-19th centuries became the second great age of episcopal building, with many largely Tudor palaces being extended or rebuilt, including Fulham.

- 3.1.10 In 1836 ecclesiastical finances were again reviewed and a year later an act was passed to establish a permanent body to manage the estates and revenues of the Church of England. The 'Ecclesiastical Commissioners' had the power to hold, rent, purchase and organise land on behalf of the Church. In 1943 bishops' houses, previously the individual property of the bishop for the period of his incumbency became the property of the Ecclesiastical Commissioners. This was a major turning point in the history of episcopal houses, since from this date all see houses were run centrally from London. In 1948 the Ecclesiastical Commissioners and Queen Anne's Bounty were fused into one body, the Church Commissioners.
- 3.1.11 Throughout the 20th century there had been a steady reduction in the number of episcopal houses. The secularisation of society led to a reduction in church income and many houses became impossible to retain. London was no exception, with the see houses being sold one by one until 1973 when Fulham Palace was vacated and leased two years later to Hammersmith Council for the period of 100 years.

*An Overview of the Social History of the Bishops of London at Fulham Palace*

- 3.1.12 The Bishop of London is the third most senior figure in the Church of England, ranking after the Archbishops of Canterbury and York. In the past the Bishops of London have served both Crown and Church, often acting as chancellor or ambassadors to foreign courts. It may be said therefore that the history of the Bishops of London is as much about England's royal, constitutional and cultural heritage as it is its ecclesiastical past.
- 3.1.13 As Lord of the Manor of Fulham, the medieval bishop was a feudal landlord. He was entitled to tithes from his tenants (Fulham's tithe barn, built at least by the 1650s, was pulled down in the 1950s), and a proportion of the fishing and ferry dues, and owned a small local mill. Through the court presided over by his steward, he regulated the lives of the community. Alongside the feudal position of the bishops stood their spiritual authority, and their power is reflected in frequent visits by medieval monarchs including King John (between 1199-1216), Henry III (variously between 1216-72), Henry IV (in 1402-3) and Henry VI (in 1439-40).
- 3.1.14 Royal visits were maintained through 16th and 17th centuries, with Elizabeth I visiting in 1588 and twice in 1600-1; James VI of Scotland in 1602, Charles I in 1627 and Oliver Cromwell, Lord Protector, in 1657. Throughout this tumultuous period, Fulham Palace was, like so many religious places, a venue for occasional and sometimes bloody upheaval. In Edward VI's reign Bishop Bonner (1540-50), who kept Protestant prisoners at Fulham, torturing some and forcing others to work the land, was eventually incarcerated in the Marshalsea prison. His successor, Bishop Ridley (1550-53), was burned

at the stake when Queen Mary restored the Catholic faith, whilst Bishop Laud (1628-33), Charles I's unpopular placeman, also came to a violent end. When Charles I was executed, Laud's successor, Bishop Juxon (1633-1660, who rose to be Archbishop of Canterbury after the Restoration), attended him on the scaffold.

- 3.1.15 As the Church's pastoral mission became more settled in the 18th century, so the Palace's residents focussed more on social issues. Most notable was Bishop Porteus (1787-1809) who agitated for the abolition of the slave trade and urged improvements in the living conditions of the North American plantations.
- 3.1.16 As the population of London increased dramatically during the 19th century so the social demands on the bishops grew. Fortunately, when the Ecclesiastical Commission took over as Lords of the Manor in 1868, the bishops were freed from estate business to concentrate on their increased philanthropic duties. A significant bequest was Bishop's Meadow and West Meadow, which under the agency of Bishops Tait (1856-1868) and Jackson (1869-1885), was given to the people of Fulham and opened as Bishop's Park in 1893. Around this time the bishops' wives also became prominent in the diocesan work. Thus, in the 1890s, Bishop Creighton's wife emerged as a strong supporter of education for women. In 1908 she established Bishop Creighton on Lillie Road, Fulham, as a community facility in memory of her husband – a role it still has today. Throughout the 20<sup>th</sup> century close community links continued to be forged under Bishop Winnington-Ingram (1901-39), who, despite being widely criticised for infilling the moat, gave the Warren over to allotments and was eager to share the Palace grounds for football, pageants and parties.

## 3.2 Fulham's Archaeological Background

### *The Prehistoric Landscape*

- 3.2.1 Prehistoric artefacts, dating to the Mesolithic (c.10,000 - 4,500 BC), Neolithic (c.4,500 to 2,300 BC), Bronze Age (c.2,300 to 700 BC) and Iron Age (c.700 BC to 43 AD) have been recovered during excavations undertaken by FARG since 1972 within the Palace grounds and elsewhere in Fulham. In addition, it is known that the terrace gravels of the River Thames flood plain were widely exploited throughout prehistory, from the Palaeolithic (c. 450,000 to 10,000 BC) to the Iron Age. Fulham and Putney are situated on one of the few places along the Thames where the stable terrace gravels are not overlain with alluvial deposits and this, combined with their location at the extreme southern end of a large meander in the River Thames, are thought to have made this area of importance throughout the prehistoric period.

- 3.2.2 The origins of occupation appear to be centred on a probable prehistoric ford across the river, a little upstream of the present Putney Bridge. This lay at the southern end of the conjectured route of a contemporary trackway, thought to run to the north-east along the line of the Fulham Road. The conjectured line for this trackway is emphasised by a series of finds dating from the Neolithic to the early-Roman period.

#### *The Roman Settlement and Crossing*

- 3.2.3 A crossing point of more than local significance certainly appears to have been established no later than the Roman period (43 to c.410 AD), and has remained ever since. The historical geography of Fulham, and to a lesser extent that of Putney, is fundamentally derived from its Roman origins as one of a pair of settlements with a fording point between them. It is postulated that the initial crossing point may have been located at the south east corner of what is now the Moated Site.
- 3.2.4 Until 1972, the evidence for Roman activity in Fulham was limited to the discovery of the 1st-century AD 'Fulham Sword' recovered from the Middlesex bank of the river in 1887 and now in the British Museum. In 1972, excavations across the infilled Moat and adjoining terrain produced evidence of 3rd- and 4th-century Roman occupation of the Palace site. Excavations in the grounds immediately to the north of the Palace produced evidence for 4th-century occupation. In addition, a number of finds of Romano-British pottery, coins and building debris have been recorded from within the Moat.

#### *The Saxon and Viking Defended Settlement*

- 3.2.5 The location of settlement in the early- and middle-saxon periods is uncertain and its nature enigmatic. The theory that occupation was focused near the river crossing, perhaps in the vicinity of All Saints Church, is attractive but as yet without proof (see Figure 3.1). It was during this period in Fulham's history that the manor was purchased by Bishop Wealdheri (or Waldhere) from the Bishop of Hereford in c.704. The Viking interlude, which was almost certainly more prolonged and complex than the single wintering recorded in 879-880, had a major formative role on the history of Fulham. This occupation was accompanied by the construction, or re-use, of existing earthworks. Settlement in the late-Saxon period was at least partly contained within a small defended camp in the south-east corner of the earlier earthwork (see Figure 3.2). The parish church would probably have been in existence at this time, whilst the bishop's manorial centre may have been located adjacent to it, or elsewhere within the earlier earthwork. A number of finds and artefacts from this period have been uncovered across the Moated Site; most particularly in the extreme north and the south-west corners of the infilled Moat where an assemblage of Saxon pottery has been uncovered.



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### *The Norman Bishops' Manor*

- 3.2.6 By the Norman period the bishop's manor house was established in its double-ditched moated homestead enclosure located in the south-west corner of the former camp (see Figure 3.3). It is also suggested (based on the grid-plan arrangement of historic street and property boundaries that is still in evidence and which is typical of planned medieval settlements) that the bishop embarked upon a speculative 'new town' development in the 12th century, to the east of the church. The bishop's mill would have been established by this time, and probably had its origins in the Anglo-Saxon period; the mill lay between the secular settlement and the Palace. The river crossing-point may also have been moved, perhaps to a position immediately below the church.

### *The Medieval and Post-Medieval Bishops' Palace*

- 3.2.7 The new Palace courtyard house was built by a 13th-century bishop outside the confines of the small defended enclosure. At this time the Palace moat was probably created, possibly reusing earlier earthworks dating back to the 9th century or earlier (see Figure 3.4).
- 3.2.8 The bishops' choice of location for the Palace adjacent to the Thames, and its continued occupation up to and beyond the arrival of the suburbs, also reflects the importance of the River Thames as a means of communication. Until the mid-19th century the Bishops of London had an episcopal barge, which would have been kept, probably under shelter, off the river. Prior to the 16th century, main access to the Palace was from the River Thames via a porch on the east side of the Great Hall; after c.1500 it was via the south range of the West Courtyard.
- 3.2.9 It is likely that archaeological remains from all periods of the episcopal habitation of the Site survive. These have the capacity to inform our understanding of not only the development of the Site, but also the lives of the bishops, their families and households. Remains associated with the management of the estate will also survive, including features such as an ice house and others associated with the Warren.

### *Garden Archaeology*

- 3.2.10 The grounds of Fulham Palace, in addition to containing evidence of the prehistoric settlement history and that of later inhabitants, including the bishops, are also a significant reserve of garden archaeology. The Site is remarkable for its interplay of garden styles stretching back through history. Though the visual remains of many of these gardens have been removed through time, their archaeological remnants may survive beneath the ground surface. These have the capacity to inform our understanding of the site, and may also contribute to our understanding of garden development over the past millennia.



### 3.3 The Historic Development of the Present Palace

#### *The Early Palace Buildings*

- 3.3.1 Any discussion of the first episcopal buildings on the Moated Site must be a matter of conjecture. The Saxon house, whatever its form, would have been timber-framed, and the researches of FARG have pointed to the south-east corner of the present Moated Site, as a possible location. Archaeological excavation has revealed that there was a massive infilling of ditches with debris containing large amounts of 13th-century pottery and burnt material in this area and it seems possible that the site was at least partially abandoned around this time. Certainly this ties in with the first reference to the original chapel in 1231. The chapel seems to have been a substantial stone structure, apparently similar in form to that which still survives at Lambeth Palace. The chapel was demolished in 1764 and its rubble used as infill beneath the Palace's Eastern Quadrangle.
- 3.3.2 Early references also mention a hall and kitchen. The hall must have numbered amongst the earliest buildings on the present Palace site, though the first documentary evidence dates from 1402 when accounts allude to a hall next to an entrance court. The form of the original hall is unknown; it may have been of the 'first-floor' type (i.e. raised above a low undercroft), in which case it could have been a timber-framed structure, carried on a vaulted stone cellar. Alternatively, it may have been a fully timber-framed, ground-level building flanked by aisles. There are hints in the plan of the existing hall to support the latter suggestion. Other components of the earlier period are likely to have been a two-storey chamber block and a detached kitchen. A small fragment of flint and chalk walling and other stonework, now only to be seen in a cellar near the north-east corner of the Palace, may be a remnant of the chamber block.
- 3.3.3 The early arrangement of the Palace's structures cannot be recovered in detail without archaeological excavation, but is likely to have comprised three or four separate buildings loosely arranged around a central space. It may not have been until the 14th century that these various elements were united into a coherent whole by creating a quadrangle. This would almost certainly have led to the construction of a gatehouse, an essential component of any substantial residence of the age. The south-west range of the East Quadrangle had, until it was remodelled in 1814-8, a plan and disposition of rooms which was strongly reminiscent of the 14th century.

#### *Tudor Additions*

- 3.3.4 Tudor additions saw the Palace transformed into a rambling complex roughly ranged around west and east courtyards. The hall was refaced or rebuilt in dispersed brickwork in the late-15th century and to

which the West Quadrangle was added around 1500. It was constructed as a service court to accommodate the expanding needs of an episcopal house of increasing popularity. The north and west sides are of red brick with a green diaper pattern of glazed headers, though the internal partitions were all timber framed. Its windows are 17th century and later, though a lone 16th-century casement survives on the east at first floor level. The gateway is of moulded brick and is not dissimilar to that at the bishop's other house at Much Hadham. The oak gates are medieval in date. They predate the courtyard and have been reused in their present position (perhaps from an earlier gatehouse). Their origin is unknown but they are the oldest standing part of the Palace structure. At the same time that the West Quadrangle was built the hall was either refaced (presumably to give it a diaper pattern) or substantially rebuilt. The attractive porch was added shortly afterwards.

- 3.3.5 Yet more service accommodation was found necessary in the early-16th century, and a range of brick built gable-ended rooms was added to the south side of the West Quadrangle. This addition has been attributed to Bishop FitzJames (1506-22), whose arms were carved in stone over the external doorway that now opens onto the Chaplain's Garden. FitzJames was one of the great builders of the early-16th century: his work at Merton College – in particular the FitzJames Gateway – being of the very highest quality. He may also have been responsible for the construction or reconstruction of garden enclosures, as evidenced by another coat of arms set within the Tudor gateway to the present 18th-century Walled Garden.
- 3.3.6 Other additions of the Tudor and Elizabethan period formed an east court. These comprised principally a state wing (demolished 1715) on the north side which contained the Bishop's state rooms reserved for royal visits and his own state occasions. A long gallery, supported on a stone-built garden gallery was also constructed. This projected from the east side of the same court (demolished 1764 at the same time as the medieval chapel).

#### *Fulham Palace During the Civil War and Commonwealth*

- 3.3.7 There is little evidence of building at Fulham during the 17th century. At the outbreak of the Civil War, Bishop Juxon retired to Fulham only to be expelled by the Parliamentary Surveyors who surveyed the manor in 1647. Their survey describes the Palace and its grounds in minute detail and presents a comprehensive description of what was almost certainly the Tudor Palace at its fullest extent. The manor and Palace were bought by Colonel Edmund Harvey for £7,617 2s 10d in 1647. Harvey, a Colonel of Horse, took part in the trial of Charles I though he refused to sign the death warrant. In 1649 he was made commissioner of Customs and Navy Commissioner (though he was subsequently removed for corruption) and was of sufficient position to entertain Cromwell at Fulham in 1657. He seems to have made few alterations to the Palace save for the construction of a tithe barn.

### *The Restoration*

- 3.3.8 On 28th October 1660, Gilbert Sheldon (1660-63) was consecrated as the Bishop of London. Sheldon was probably the greatest episcopal builder to occupy the See of London and was responsible for, amongst other things, Oxford's Sheldonian Theatre. During his three years at Fulham, however, he seems to have been responsible for little more than converting the long gallery to a library. Similarly, Bishop Henchman (1663-75) and Bishop Compton (1675-1713) made few alterations to the building either. This may have been due to the considerable demands placed on the bishops' resources for making good St Paul's – the diocese cathedral – after the Great Fire of London in 1666. Whatever the reason, the years between the Restoration and 1715 seem to have been characterised more by neglect than improvement.

### *Georgian Rationalisation and Gothicization*

- 3.3.9 From 1715 the Palace began to contract in size, being reduced in stages from a rambling medieval and Tudor complex around two major and two minor courts, to a more compact and unified residence. First, the state wing was demolished, and a new north range built to form the heart of the present East Quadrangle. Then, in or around 1750, Bishop Sherlock (1748-61) set about remodelling the medieval core of what he considered to be "*a very bad old house*". Sherlock drastically remodelled the hall to form the 'Great Hall'. If the roof was dismantled and re-erected to accommodate Sherlock's coved ceiling, this may explain the many alterations and additions to its structure (though it may also be possible that the roof was constructed from reused timbers). Bishop Sherlock also built a grand new ground-floor room in the Palladian style with two rooms above on the site of the earlier parlour and solar block to the north, the architect is unknown (see Figure 3.5).
- 3.3.10 A completely new concept in domestic planning, architectural design, and garden setting, was introduced to Fulham by Bishop Terrick (1764-77), who brought with him the newly-fashionable 'Strawberry Hill Gothick'. He had been Vicar of Twickenham and was a friend of Horace Walpole. The work was designed and supervised by Stiff Leadbetter, a builder and surveyor of some ability who became Surveyor to St Paul's Cathedral in the place of Henry Flitcroft. In the next two years Terrick and Leadbetter demolished the medieval chapel and completely restructured the east court, embellishing it with corner turrets, embattled parapets and Gothick windows and creating a wholly new relationship between the house and the grounds. Internally, a fine new suite of rooms was built on the south, a new library on the east, and a chapel on the north. These rooms were partly fitted out with joinery and glass taken from another see property at Aldersgate Street. The service quarters remained much as they had been. The composition of the east and north fronts with their asymmetrical towers was a fundamentally picturesque composition. The whole design, executed ten years before Downton



Castle, the traditional herald of the age of the Picturesque, is a surprising product of an architect who remains relatively little-known. The Palace so appealed to Terrick that he made Fulham the principal home of the Bishops of London and bought No 32 St James's Square as a town house for his own and his successors' use.

- 3.3.11 During the late-18th and early-19th century, the Gothick theme at Fulham was continued. Bishop Porteus (1787-1809) was a great enthusiast for Gothick and continued to Gothicize parts of the Palace which Terrick had not. Works included installing stained glass in the Great Hall to give it a "*venerable monastic look*", and the creation of "*several Gothic windows, with different coloured borders, in various parts of the house*". Porteus also constructed a "*monk's cell*" in a little "*cabinet near the library*" (see Figure 3.6). On a more practical level Bishop Porteus also created a sewer through the Warren, diverting an earlier one away from the moat.
- 3.3.12 His successor, Bishop Randolph (1809-13), employed the accomplished architect, Thomas Hardwick, to improve the approach to the Palace from Bishop's Avenue. Hardwick designed a small Gothick Lodge (and some elegant railings with lamps and a gate), which stood until its replacement by the present lodge in 1872.
- 3.3.13 Bishop Howley's (1813-28) incumbency is characterised on the one hand by wholesale classicizing of the East Quadrangle, and on the other by ambitious plans to Gothicize the West Quadrangle. The year of his consecration Howley employed Samuel Pepys Cockerell (Surveyor to the Sees of London and Canterbury, and Howley's first cousin by marriage as well as Leadbetter's successor as Surveyor of St Paul's) to survey the Palace and make proposals for its alteration. Around 1816 work began with the introduction of a new floor above the former chapel. The chapel was reduced in size and a large section was fitted out as a library with the cases that remain there today. The fittings in the chapel, originally from Aldersgate Street, were moved to the Great Hall, which became a new unconsecrated Chapel. With the removal of the library to the former chapel, the east front of the East Quadrangle was rebuilt as a new range of reception rooms, principally a drawing room and dining room with bedroom above. The medieval kitchen was demolished and an entirely new kitchen range created on the north side of the West Quadrangle. The whole south range of the West Quadrangle was reorganised to accommodate sub-cellars and a new wash house and dairy, and the north range was altered to form a knife room, scullery and coal house for the new kitchen. On the new first and second floor Cockerell provided 26 bedrooms, nine of them around the rebuilt East Quadrangle. Through Cockerell, the Palace layout was rendered more functional and its aspect more rational and dignified; but in so doing Leadbetter's battlements and corner towers were lost and with it perhaps some of the Palace's particular charm.



- 3.3.14 In the 1820s two other architects were employed by Howley to advise on remodelling the West Quadrangle – Edward Blore and one ‘Mr Owen’ (possibly the amateur designer, the Revd Hugh Owen, Archdeacon of Shrewsbury). The former designed a fountain that was constructed in 1824. The latter prepared an elegant but unexecuted scheme for redesigning the West Quadrangle west façade and an 1824 design for extending the present Gothick Lodge which was raised alongside the Moat Bridge, possibly after J. B. Papworth, in 1821.

### *Victorian Alterations*

- 3.3.15 The Victorian era, which coincides with the episcopates of Bishops Blomfield (1828-56) and Tait was one of major improvements to the Palace. In 1853, Blomfield undertook the rebuilding of the south front of the West Quadrangle which was then on the verge of collapse. The work was largely a refacing of the Tudor range but involved gutting the interior as well. A few Tudor features were reused, principally the wooden doorcases on the landing and the linen-fold panelling in the central southern room (room 133).
- 3.3.16 Bishop Tait was to be the moving spirit behind the last great period of building work at the Palace – the construction of the present Chapel. After *“much deliberation”* the decision was made to return the unconsecrated chapel to a hall and a new chapel, dedicated to the Blessed Trinity, was built between 1866 and 1867 to the designs of the notable architect, William Butterfield. Here Butterfield used *“a full orchestra of coloured bricks, marbles and encaustic tiles”* in a manner that was fairly typical of his oeuvre. The interior was fitted up with plain wooden seats and a mosaic reredos (executed by Salviati, this was Butterfield’s first use of the medium), whilst the original stained glass was installed by Alexander Gibbs, with later additions by Clayton and Bell. The Great Hall was restored to its original use. The marble floor was removed and laid in the Chapel and an oak floor substituted. Panelled wainscotting and a screen were brought from the old Court of Arches held in the Doctors’ Commons Hall (then being demolished). A new marble chimneypiece by Butterfield and overmantel made from the chapel retable were erected. Though occasionally used for major occasions the Great Hall eventually became a sitting room.
- 3.3.17 Following a fire, the stables were rebuilt in 1870 and mains water introduced. Gas was introduced in 1885. Also in 1885 Butterfield was appointed architect to the Bishop of London and in this position he supervised further works at the Palace including the construction of Coachman’s Lodge in 1892 and the construction of a simple brick fountain within the West Courtyard, to replace Blore’s earlier one. In the 1890s a substantial retaining wall was raised to prevent flooding from the Thames.

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### *20th-Century Additions*

- 3.3.18 In 1927 electric lighting was installed by Bishop Winnington-Ingram (1901-39), retaining and converting many of the gas fittings. Few significant alterations were made during the Second World War. During Bishop Wand's tenure (1945-55) a number of repairs were undertaken by John Seeley, Baron Mottistone, of Seeley and Paget (who was also Surveyor to St Paul's Cathedral). These included: two major rearrangements of accommodation in the Palace that progressively reduced the area occupied by the Bishop; the conversion of the West Quadrangle and one third of the East Quadrangle into offices and associated flats (the ultimate arrangement is shown in Figure 3.7); the demolition of the tithe barn; and the removal of the West Quadrangle's fine Tudor chimney. The Chapel was also remodelled partly because of fire damage from an incendiary bomb, and partly because its Victorian architectural style had become unfashionable: new stained glass by Ninian Comper was added to the east window and murals were painted by Brian Thomas on the north and south walls.

## 3.4 The Grounds

### *The Moat*

- 3.4.1 The Viking winter camp at Fulham, of 879-80 is identifiable as a large D-shaped enclosure, defined by two or three roughly concentric ditches and banks that formed a defensive circuit. This camp was re-used by the later Saxon settlement, when a small defended camp was built in the south-east corner of this earthwork, which later also contained All Saints Church (see Figures 3.1 and 3.2).
- 3.4.2 Around the early-12th century the Bishop distanced himself from the earliest Fulham settlement around All Saints Church by building a double-moated homestead enclosure in the south-west corner of the old earthwork (see Figure 3.3). By the 13th-century an average-sized moated homestead enclosure would not have been adequate to contain a major episcopal house. This probably gave rise to the relocation of the Palace to its present site leaving the former homestead enclosure to serve as the manorial farm enclosure. The new residence was approached from the north. It seems likely that the approach would had to have been appropriately impressive since the bishop would by then have been accustomed to receiving royal and episcopal guests at his manor house. The bishop therefore probably took the opportunity to convert the redundant earthworks to create an exceptionally extensive moat out of them, enclosing what in effect was a small park. Thus, it may be suggested that the Fulham Palace Moat was created in its final form in the early-13th century, using elements of earthworks dating back to the 9th century or earlier.



- 3.4.3 The Moat was infilled with builders' rubble in 1921-24, which was widely regarded by the press as an act of vandalism. Now, very little of the Moat's former circuit can be made out. Indeed, the infilling was so thorough, especially on the west side, that the ground profile was inverted in places.

#### *The Gardens*

- 3.4.4 A number of phases of development of the grounds have been identified. The evidence, both written and physical, varies in quality and quantity. The development is one of an evolving landscape, not a measured single design, which has responded to changing function and fashion to arrive at its present structure.

#### *The First Formal Gardens*

- 3.4.5 The relocation of the bishop's residence from the defended enclosure to the site of the current Palace probably in the late-13th century would have presaged the development of formal gardens. The hall and ancillary buildings were constructed in the area now covered by the Eastern Quadrangle. It is known that the new hall was located near the entrance court and that, initially at least, the original defended enclosure would have survived (see Figure 3.8). In the mid-15th century a royal visit prompted repair works that referred to the 'Farm', the 'Great Garden' and the 'Vine Garden'. The precise location of these enclosures is a matter of conjecture.

#### *The Tudor Gardens*

- 3.4.6 As was the style during the Tudor period, the landscape immediately surrounding the Palace would have consisted of a series of enclosed courtyards and gardens. When it was constructed at the turn of the 16th century, the West Quadrangle acted as the main connection between the building and these surrounding gardens having four cardinal entrances. On the east lay the connection with the domestic court, via the screens-passage; on the west was the broad archway to the farmyard and the Moat Bridge beyond; to the north ran a passage which communicated with the Great Garden (possibly newly moved to the site) and to the south was a similar entrance from the Kitchen Garden. The 'Tudor Arch' and garden wall to the east of the house (which now forms part of the present Walled Garden) were also in existence, delineating a substantial garden (see Figures 3.9 and 3.10).







3.4.7 Nine enclosed areas have been identified from this period, namely:

- *The Dovehouse or Outer Court.* This was the Manor farmyard within the original moated enclosure and contained a range of 16th-century farm buildings on the north side and an octagonal brick dovecote in the south-east corner.
- *The Kitchen Garden.* This was located to the south of the Palace and was divided from the Outer Court partly by the remains of the medieval homestead moat and partly by a Tudor brick wall, which still survives. The kitchen garden also contained a slaughterhouse, the precise location of which is unknown, but may be determined by further archaeological investigation.
- *The Plum Garden.* This was square walled in brick, to the east of the Palace. The line of the north wall is not known, nor is the point where it abutted the existing Walled Garden (though its approximate line could be as discerned on the lawn during the dry summer of 1985). Both the existing wall and the west wall of the Walled Garden adjacent to the Palace continued south to the Moat.
- *The Walled or Large Orchard.* This was located within the south-east corner of the Moated Site, and was divided into fifteen plots, sharing the wall with the Plum Garden and the Little Orchard to the north.
- *The Little Orchard.* Apart from the wall it shared with the Large Orchard, the Little Orchard was unfenced.
- *The Stone Gallery Garden.* This was a small walled garden, at the southern end of which was a stone gallery as shown on a plan of 1764.
- *The Rose Garden.* This is known to have been located between the Stone Gallery Garden and the Great Garden to the north of the Palace.
- *The Great Garden.* This was at the north-west corner of the Palace, was not walled and its precise limits are not known.
- *The Warren.* This was a large area to the north, recorded as having been divided into three closes of pasture.

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- 3.4.8 The Palace could be approached from four directions. The first and most important entrance was from the River Thames to the south via the Bishop's Stairs (a landing place) through the formal gardens. The second was from the north across the Warren. The third - a service access - was from the farmyard to the west. And the fourth was across a bridge over the moat to the east between the orchards and kitchen garden.

*The Stuart and Parliamentary Gardens*

- 3.4.9 During the Stuart era, the gardens surrounding the Palace underwent a further period of change to create a centrally planned garden with an extensive layout (see Figure 3.11). The results of this endeavour were later recorded in some detail by Rocque (see Figure 3.12). The construction of these gardens had probably involved the enlargement, formalisation and slight reorientation of the Great Garden, Rose Garden and Stone Gallery Garden. The Kitchen Garden was removed from the south side of the Palace, and two or more formal gardens were created in its place. The river access from the Bishop's Stairs to the Palace would possibly also have been realigned, to pass through the newly redesigned garden.
- 3.4.10 The gardens themselves would have contained an intricate system of walls, archways, specimen trees, hedges, paths and terraces. Only the broad outlines of these now survive, though some details will be recoverable by archaeological excavation.
- 3.4.11 When sold by Parliament to Colonel Harvey in 1647, the Palace grounds extended to 36 acres and contained some 700 trees within the Moated Site. The most significant Parliamentary development at Fulham Palace may have been the construction of the tithe barn, which was raised in the barnyard to the north of the present stable possibly in 1654 (demolished 1953).

*Two Centuries of Botanical Bishops*

- 3.4.12 Though Bishop Grindal (1559-1570) was apparently the first of the Bishops of London to have a notable enthusiasm for horticulture, being credited with the introduction of the French Tamarisk to England from Switzerland, it was Bishop Compton (1675-1713) who developed the botanic gardens at Fulham Palace.
- 3.4.13 Bishop Compton was a patron of botanical and horticultural studies and a sponsor of plant collectors. During his time at Fulham he created one of the most extensive collections of new and rare plants then known in England. His success in rearing these plants resulted from the use of specially-designed stoves for propagation. In this he was aided by George London, one of the most renowned gardeners





of his day. Under Compton's direction, the Palace grounds were planted with a great variety of exotic plants and trees, particularly those imported from North America by the Reverend John Banister, an Oxford-trained botanist. As Bishop of London, Compton was Head of the Church in the American Colonies; including the Virginian Plantations as well as outposts in the West Indies, India and Africa. Compton sent Banister to Virginia as a missionary, with instructions to send rare plants back to Fulham. Consignments were sent in 1683 and 1688. Bishop Compton also received seeds and plants from many other collectors, including Samuel Browne in India and Mark Catesby in North America, and from other sources on the Continent and around the world. In addition, Compton was part of a group of botanical enthusiasts called The Temple Coffee House Botany Club who met to exchange information and seeds.

3.4.14 Compton's botanic introductions included:

- Box Elder (*Acer negundo*);
- Hercules' Club (*Aralia spinosa*);
- Groundsel Tree (*Baccharis halimifolia*);
- Dogwood (*Cornus amomum*);
- Scarlet Haw (*Cratageus pedicellata*);
- Indian Physic (*Gillenia trifoliata*);
- Spice Bush (*Lindera benzoin*);
- Swamp Bay (*Magnolia virginiana*);
- Sweet Gum (*Liquidambar styraciflua*); and
- Ironwood (*Ostrya Virginiana*).

3.4.15 Fulham Palace's gardens were visited and documented throughout this period by well-known garden enthusiasts, designers and writers who widely recognised Compton's contribution to horticulture. John Evelyn visited in 1681 and in his 1718 edition of *Ichnographica Rustica*, Stephen Switzer described Compton as:

*"one of the first that encouraged the Importation, Raising and Increase of Exotics, in which he was the most curious Man of that Time... and by the recommendation of Chaplains into foreign Parts had likewise greater opportunities of improving it as any other Gentleman could. He had above 100 species of Exotic Plants in his Stoves and Gardens, in which last place he endizoned a great many that have been formerly thought too tender for this cold Climate. There were few days in the year, before the latter part of his life, but he was actually in his Garden, ordering the direction and directing the Removal of his Trees and Plants."*

- 3.4.17 After his death, Compton's successor, Bishop Robinson (1713-23), removed many of the trees, greenhouse plants and exotics to make way for a larger kitchen garden; a contemporary noted that many of the hardy exotic trees were removed by "*ignorant persons... to make way for the more ordinary productions of the kitchen garden*". Some of the rare plants were bequeathed to the Oxford Physic Garden where a special glasshouse (now demolished) was built to house them, and some were acquired by local nurserymen Furber of Kensington and Gray of Fulham. Many of the older trees remained, and nearly forty specimens were recorded by Sir William Watson in 1751 for a paper presented to the Royal Society in 1757. Later in the 18th century some "*fine trees were thrown down*" to make Bishop Terrick's new parkland estate.
- 3.4.18 Further foreign species were introduced by Bishop Porteus (1787-1809), who planted several cedars in the late-18th century, and Bishop Blomfield (1828-56) who planted deciduous cypress and ailanthus in the 19th century. The estate was surveyed by J. C. Loudon and its contents recorded in his 1838 publication *Arboretum et Fruticetum Britannicum*. A black walnut and a tulip tree remained until the late-1890s, a honey locust until 1905, and a flowering ash until 1907. Today, only one tree of historic and botanic consequence survives – an evergreen oak (*Quercus ilex*), which was recently designated as a Great Tree of London as part of the Trees for London Project, and is thought to be around 500 years old.
- 3.4.19 In addition to the development of the botanic garden, the other principal late-17th century developments in the grounds included the enlargement and formalisation of the Great Garden, Rose Garden and the Stone Gallery Garden, which were at the same time each realigned on the north-south axis of the formalised West Quadrangle. The Kitchen Garden was relocated and replaced by two formal gardens. The existence of an early bowling green may account for a further walled enclosure to the north of the Palace.

#### *18th-Century Landscaping*

- 3.4.20 During the 1760s and 1770s, the conversion of the collection of buildings forming the eastern half of the Palace into a formal mansion was accompanied by the wholesale re-landscaping of the gardens. As was then the fashion, the various walled gardens and plots, and many of the trees, greenhouses and exotic plants, were swept away by Bishop Terrick in favour of long walks around a great lawn, through shrubberies, along the banks of the Moat and through the Warren, which appears by this time to have been converted to open parkland to extend the landscaped area (see Figure 3.13). A public path through Bishop's Meadow and the presence of the Moat itself prevented the new lawn from being swept down to the Thames as would surely have been preferred by most landscapers of the time and indeed was being achieved by Lancelot Brown around the same time at nearby Ranelagh House.



- 3.4.21 The Tudor walled orchard was only partially demolished, with a section of its wall being reused to form the western part of the present Walled Garden. Various structures to the south of the West Quadrangle were removed to be replaced by an enclosure forming a laundry yard, now called the Chaplain's Garden. An orchard was retained to the north of the present Walled Garden.
- 3.4.22 Further tidying of the grounds also took place. The former farmyard was turned into an entrance paddock, whilst the farming and stabling activities were compressed into the former barnyard. A screen wall was constructed between these two plots, shutting off gaps between buildings.
- 3.4.23 The designer of the new landscape is not known, though the contribution of Lancelot Brown is an intriguing possibility. Brown moved to Hammersmith (then part of Fulham Parish) in 1751 and he and his family formed close links with a Fulham Family – the Hollands – who lived in Church Row (now Church Gate) alongside the Palace. Henry Holland Snr was a respected local builder and the brickwork contractor for Leadbetter's remodelling of the East Quadrangle. His son became a noted London architect who built property in Fulham, leased ground near Craven Cottage, and became Brown's assistant and son-in-law. There can be no doubt that the Hollands were well known to the Bishop. Brown was therefore well placed for an introduction to the Palace though there is no evidence of a direct connection between him and Bishop Terrick. In the 1770s Brown was at work at the neighbouring estates of Peterborough House and Ranelagh House. He was sure to know of the remodelling of Fulham Palace and its grounds. The absence of any accounts referring to the employment of an architect or landscaper (and Brown was both) after Leadbetter's death in 1766 could be interpreted as meaning that the work at the Palace was carried out as an *ex gratia* commission. Brown, who was never mercenary in his business dealings, lived in an age when it was the duty of men with social and religious consciences to carry out works of munificence for the Church. It would not have been inappropriate, therefore, for a man such as Brown to make a personal contribution to his local episcopal palace. His connection with Fulham must, however, remain a matter of conjecture.

#### *The Modern Landscape*

- 3.4.24 Few significant changes took place during the 19th century, although a number of modifications were undertaken to the garden walls, whilst the Gothick Lodge, Coachman's Lodge, Vinery, Knot Garden and Bothy were all created at this time (see Figures 3.14, 3.15 and 3.16).
- 3.4.25 During the 20<sup>th</sup>-century, expenditure on the Palace grounds became a low priority. The Warren was first made into an army training ground in 1914, and was then given over to allotments in 1918. The Moat was drained and partly in-filled in 1921-24 after which a number of incursions into the Moated Site took place, including the construction of a parish hall (1924-28), a vicarage (1934) and the former St. Mark's School (1954). The 17th-century tithe barn to the north of the entrance was demolished in 1953 because of war damage, and in the same year a detached house was erected nearby to house a gardener. Within the paddock the Kidsactive (formerly HAPA) playground was built in 1976 on what is thought to be the site of the original defended enclosure.







### 3.5 The Environs

#### *Bishop's Park*

- 3.5.1 The Fulham District Board of Works acquired Kent Meadows in 1884 and West Meadow by the Bishop in 1889. Freehold of this land was passed to the newly formed Fulham Vestry in 1887. Money was donated by London County Council to finance the development of a public park. When the new public park opened in 1893 it included Bishop's Meadows, which by this time had been protected by a concrete wall and embankment along the Thames riverside. Bishop's Park incorporated a number of features characteristic of Victorian and Edwardian parks such as a bandstand (demolished 1959); an ornamental pool with an artificial beach; and extensive terracotta balustrading.
- 3.5.2 Further additions were made to Bishop's Park in the early part of the 20th century including Pryor's Bank (1900 – replacing an earlier notable Gothick villa), a purpose-built tea house with adjoining formal gardens, and Fielder's Meadow (1903). In 1924, several buildings on the south side of Fulham Palace Road, built in 1868 by Bishop Tait as six model dwellings, were demolished to open up the strip of land between the Moat and the road as the Moat Garden (opened 1924).

#### *All Saints Church*

- 3.5.3 Adjoining the Palace grounds is the parish church of All Saints, Fulham. This has had long-standing links with the Palace, and the Bishops of London is its patron. The earliest reference to the church is from 1154, although its origins probably date back to Saxon times. Only the remodelled 14/15th-century tower survives of the earlier church – the remainder is the product of a major rebuilding in 1880-81. However, the monuments from the earlier church were all retained and these were re-erected in the new building. The west window contains glass removed from Fulham Palace in 1840 given to the Church by Bishop Blomfield. The architect for the work was Arthur Blomfield, son of the Bishop of London, who was born at Fulham Palace in 1829. The new nave's foundation stone was laid by Archbishop Tait and the church was consecrated by Bishop Jackson. Up until the founding of the Ecclesiastical Commission the patronage of the Rector of Fulham was in the hands of the Bishops of London. Ten Bishops of London lie within the churchyard and one in the Church. The nearby vicarage of All Saints was demolished after Putney Bridge was widened in 1933. A new vicarage was built off Fulham High Street and the Council subsequently cleared the site to form the Vicarage Gardens in 1934.

### *River Thames*

- 3.5.4 The River Thames was important as a transport and freight route both before and after the Industrial Revolution, though this is now difficult to comprehend as both the trade and the facilities to handle it have largely disappeared. The Bishop of London, travelling from his winter residence close to St. Paul's Cathedral (and later from London House, St James's Square) to his summer residence at Fulham Palace, would have moved by boat or barge along the Thames. This would have been a quicker, safer and more prestigious way of travelling than by road. The 19th-century steps and landing stages, which were constructed as part of the embankment of Bishop's Park, still remain but are now unused.

### *Putney Bridge*

- 3.5.5 As an ancient river crossing, for centuries transportation between Fulham and Putney was by ferry. This was operated by lease under the Bishop of London and the Lord of the Manor of Wimbledon. Once the first bridge was built in 1729 the link with the bishop, who was paid compensation by the bridge's Commissioners, ceased. Today, however, the Bridge, which was rebuilt by Joseph Bazalgette in 1886, forms a major feature in the view from Bishop's Park, and conversely, Bishop's Park defines much of the view north from London's busiest river crossing.

### *Sir William Powell's Almshouses*

- 3.5.6 When Sir William Powell of Munster House died in 1680 his will directed that the rents of property he owned locally should be used for the establishment of almshouses in Burlington Road for twelve poor women. The administration of this charity was eventually transferred to the care of the parish. These almshouses were rebuilt in 1792 but transferred in 1868-9 to Church Gate. They were built on land purchased by the Bishop of London to prevent the creation of a private lunatic asylum. The pretty Gothic Revival row comprises 12 small cottages with the heads of Faith, Hope and Charity sculpted in a small tower.

### *Church Gate*

- 3.5.7 On crossing Putney Bridge, Church Gate extends from the south-west corner of the High Street to the entrance of All Saints Churchyard. With the exception of numbers five and six (two 18th-century houses), the terrace has been rebuilt. However, it still maintains some of its original character, and at the foot of the road is Sir William Powell's Almshouses (1869) with the War Memorial and Vicarage Gardens located on the other side within triangular space adjoining Putney Bridge Approach.

## 4.0 STATEMENT OF SIGNIFICANCE

### 4.1 Introduction

4.1.1 An understanding of the cultural significance of the Site has been developed through an exploration of its history, land use and character, and the values associated with these elements. This has led to the identification of eight broad themes relevant to the Site: These are:

- Historic and ecclesiastical significance;
- Architectural and aesthetic significance;
- Landscape significance;
- Archaeological significance;
- Group significance;
- Community and social significance; and
- Educational significance.

4.1.2 The following section is structured around the Overall Statement of Cultural Significance (Section 4.2). This is followed by a more detailed analysis of the themes presented above (Sections 4.3 to 4.9).

### 4.2 Overall Statement of Cultural Significance

4.2.1 The site of Fulham Palace has been associated with the Bishop of London for 1300 years. For much of this time it was a country residence of the Bishop of London becoming his principal residence in the mid-18th century. Fulham Palace was also once the manor house of Fulham Manor and set within the largest domestic moated enclosure in the country. This remarkable continuity of both settlement and ownership makes the Site unique. It also has a well-documented history; well-preserved archaeological deposits; picturesque architecture; and a landscape that reflects the many changes in garden design that have taken place over the past millennium.

4.2.2 However, Fulham Palace was not merely a residence of the Bishop of London, his family and household, it was too a place where kings and queens were entertained, from King John to Charles I. Prior to Independence in 1783 the Anglican Church in America was under the jurisdiction of the Bishops of London, and one of the first American bishops, Samuel Seabury, was ordained as a priest at the former chapel in 1753. In its gardens and greenhouses many exotic plants from distant parts of the world were given their first European home, including such notable plants as the French Tamarisk, Dogwood, Box Elder and Sweet Bay. The 18th-century garden at Fulham was the envy of many, not only written about by such famous commentators as Stephen Switzer and John Evelyn, but also cared

for by the young George London, later Royal gardener and co-founder of the famous London and Wise nurseries.

- 4.2.3 The Grade I listed Fulham Palace building is the result of over 800 years of continuity and change. The visible standing architecture contains Tudor, Georgian, Gothick, Gothic Revival and Victorian elements, which juxtapose each other in aesthetically pleasing combinations, and which were designed by renowned architects such as Samuel Pepys Cockerell and William Butterfield. Hidden beneath this fabric may be the remains of the earlier medieval palace, whilst beneath the Palace itself survives the remains of past domestic activity. Within the building, significant pieces of decorative detail survive including: a fine Georgian coved ceiling in the Great Hall; a delightful Rococo ceiling in Bishop Sherlock's Room; a fine plaster ceiling by Joseph Rose in Bishop Terrick's Drawing Room; an interesting Soanesque ceiling in the Porteus Library; Tudor linenfold panelling in the West Quadrangle; neo-classical joinery in the East Quadrangle and 19th-century glass mosaics in the Chapel by the internationally-renowned designer Antonio Salivati.
- 4.2.4 Today Fulham Palace remains Hammersmith and Fulham's greatest asset: a heritage site of outstanding quality but in need of significant investment; and a community facility that remains rich in possibilities. It is nevertheless the Borough's hidden jewel: a place that remains relatively little visited and remarkably little known, even to local residents. The Site contains the only museum within the Borough. This provides valuable educational resources for local schools and is supported by a large number of committed volunteers. The grounds provide an important open space for informal recreation, exercise and retreat from the dense urban mass of Fulham, whilst the elegant buildings provide a number of locally-significant functions such as office space and a functions facility.

### **4.3 Theme 1: Historic and Ecclesiastical Significance**

- 4.3.1 For over 1300 years, Fulham Palace has held an important place within the structure of the Church of England as one of the homes of the Bishop of London. The Palace has played a central role in the religious and political life of the nation during this time.
- 4.3.2 In addition to being a residence of the Bishop of London, Fulham Palace was also the manor house of Fulham Manor; and a place where the kings and queens of England were entertained.
- 4.3.3 The Palace was the dwelling place of one of the Anglican Church's most senior prelates and it contributed much to the history of the Anglican mission. For 1300 years the Palace has served as a place of prayer and residence. Taken together, these facts imbue Fulham Palace with considerable

ecclesiastical significance – a fact still reflected in the consecrated Chapel, within which only the Bishop of London or his nominee can officiate.

### *The See of London and its Influence in North America*

- 4.3.4 The first Anglican church of America was built at Jamestown, Virginia, in 1607; many other congregations were established in different parts of the continent all under the jurisdiction of the Bishop of London. In the 17th century, Archbishop Laud had attempted unsuccessfully to obtain a bishop for Virginia. Up to the American War of Independence (1775-83), the Bishop of London occasionally sent commissaries to visit the colonial churchmen and candidates for ordination were sent to England for the purpose. American independence in 1783, severed the allegiance of the colonies to the Crown and left adrift the Anglican Church in the United States. It was at this point that the Protestant Episcopal Church in the United States was organized by the scattered parishes of the Church of England which had survived the war.
- 4.3.5 A manuscript known as *The Log of the Mayflower* – an account of the voyage of the Pilgrim Fathers – was for many years held in the library at Fulham Palace. Seized by British soldiers during the War of Independence (how it ended up in the Palace's library is not known), it was returned to the United States by Bishop Creighton (an historian himself) on April 29th 1897 and is now in the Massachusetts State Library.

### *Royal Connections*

- 4.3.6 As the head of the Church of England, the monarch of the realm has a close link with the Bishop of London, the third most supreme senior bishop in the nation's church. In addition, the influence of the Bishop of London extended far beyond the religious realm, as he brandished real and effective secular power. As one of the residences of the Bishop of London, Fulham Palace was regularly used to entertain the Royal Family and Royal visits include:
- King John, who visited between 1199-1216;
  - Henry III, who visited several times between 1216-1272;
  - Henry IV, who visited in 1402-1403;
  - Henry VI, who visited in 1439-1440;
  - Elizabeth I, who visited once in 1588 and twice in 1600-1601;
  - James VI of Scotland, who visited in 1602;
  - Charles I, who visited in 1627.

4.3.7 In addition, Oliver Cromwell, Lord Protector, visited the Palace in 1657 during its interlude as a secular residence.

#### 4.4 Theme 2: Architectural and Aesthetic Significance

4.4.1 The earliest buildings in the location of the current Fulham Palace date to at least the 12th century. Since then the buildings at the Site have been extended, remodelled, rebuilt and removed to reflect the fashions and changing needs of contemporary societies and their bishops. Today the Palace is a mixture of different building works of different sizes from different periods that together form a largely attractive composition. The delightful array of buildings at Fulham Palace are therefore significant for demonstrating 800 years of continuously evolving architectural history, all undertaken within the context of practically single ownership.

4.4.2 The architecture of Fulham Palace is of national importance, as recognised in its designation as a Grade I listed building. Within this structure are contained a number of features and rooms that are of particular architectural interest, these include:

- *The East Quadrangle* - consisting of a series of notable late-18th and early-19th century suites of rooms. Many of these rooms are significant for their surviving original detailing, including Bishop Terrick's Drawing Room with its fine carpentry and ceiling by Joseph Rose.
- *Bishop Sherlock's Room* – a smart 18th-century residential block on the site of a medieval parlour and solar. The superb ceiling of Rococo plasterwork is the finest in the Palace. The room has suffered with the loss of much of its wall plaster, however, it remains one of the most significant spaces within the Palace.
- *Great Hall and Porch* - significant in forming the medieval heart of the Palace complex, the Great Hall originates from the 15th century but has been remodelled several times. The medieval timber roof (with areas of historic wattle and daub work) survives though it is now hidden by a Georgian coved ceiling. The Great Hall also contains some rare 17th-century glass. The attractive Porch was added c.1500 and contains a notable clock installed in 1770.
- *West Quadrangle* - significant for forming an attractive and unified set-piece entrance court to the Palace and the most visibly ancient part of the Palace. Tudor in origin, it comprises a series of early-16th-century rooms with mid-16th-century, 18th-century and mid-19th-century additions and alterations. Some of the rooms within the West Quadrangle retain their original detailing, including early timber-framed internal partitioning and evidence of Tudor lancet windows.







- *West Quadrangle Entrance Gates* - significant today as the principal point of entry to the Palace complex, and the oldest surviving fabric of the Palace. The medieval oak gates with Tudor mouldings attached to them pre-date their present position and may have originally formed part of an earlier gatehouse.
- *Chapel* - significant as being a good example of the early work of the 19th-century architect, William Butterfield. The mosaic work that made up the reredos was Butterfield's first use of the medium and preceded his better-known and larger scale mosaics at Keble College; the mosaics were executed by the distinguished glass artist Antonio Salviati. The original windows were installed by the prominent stained glass artist, Alexander Gibbs, but were largely replaced in 1953 following WWII bomb damage by windows to the designs of Sir Ninian Comper.

4.4.3 The grounds of the Palace contain a group of structures of considerable architectural quality, including a number of Grade II listed structures. These include:

- *Gothick Gate Piers and Moat Bridge* – a mixture of substantially 15th and 19th-century work, with the Bridge possibly dating from the 12th century making it one of the oldest features on the Site (Grade II listed and a Scheduled Monument);
- *Gothick Lodge* – a resolute design, possibly after J. B. Papworth. Significant as a 'mood-setter' at the entrance to the Site (Grade II listed);
- *Coachman's Lodge* – significant as an interesting example of William Butterfield's domestic work (Unlisted);
- *Stable and Screen Wall* – largely rebuilt in 1873 this building is significant in defining the service area of the Palace (the Stable is Grade II listed) – formerly the farmyard;
- *Walled Garden, Bee Boles, Vinery and Bothy* – the walled garden is an extensive structure dating in part from the mid/late-15th century, with sections altered in the early-16th century and rebuilt in the 1770s. It contains bee boles within its west wall. The Vinery, by Weeks of Chelsea, and Bothy were probably built in the 1820s (the walls of the Walled Garden are Grade II listed and a Scheduled Monument; the Bothy and Vinery are not independently listed).





### *Associations with Significant Architects*

4.4.4 Though Fulham Palace has never been at the vanguard of architectural evolution, during its history a number of notable architects and artists have nonetheless made significant contributions to its present appearance. These include:

**Stiff Leadbetter**            Leadbetter (d.1766) was a very competent architect who designed a number of handsome country houses that are essentially Palladian in character but often based on the compact villa type plan with canted bays that were simultaneously linked with Sir Robert Taylor (who surveyed Fulham Palace in the 1760s) - the outstanding classical architect of his day. He worked for a number of aristocratic patrons around the Home Counties and in 1756 was appointed Surveyor of St Paul's Cathedral. His most notable works include Langley Park, Buckinghamshire; Hatchlands in Surrey; Nuneham Courtenay, Oxfordshire; and Hartlebury Castle, Worcestershire (the Palace of the Bishop of Worcester). He also worked with Robert Adam at Syon House.

**Samuel Pepys  
Cockerell**                 Cockerell (1753-1827) was an able architect whose work is often interesting and original. He worked on both public buildings and domestic architecture and was capable in the use of different, often exotic, architectural styles. He began as a pupil of Sir Robert Taylor and rose to be Surveyor of the Fabric of St Paul's and the See of Canterbury. His most notable works include Sezincote, Gloucestershire and alterations to St Margaret's, Westminster.

**Edward Blore**            Blore (1787-1879) was an energetic, reliable and, above all, cheap architect who built up an extensive practice both as a country house architect and as a restorer of churches. He favoured Gothic, and Tudor and Elizabethan styles were his speciality. The British Library holds some of his sketches of Fulham Palace. Notable domestic commissions include works to Buckingham Palace, London; Windsor Castle, Berkshire; Marlborough College, Wiltshire; and Lambeth Palace, London.

- William Butterfield** Butterfield (1814-1900) made a significant contribution to architecture in the 19th century. An outstanding artist, he was a key proponent of Victorian Gothic. Butterfield served an aristocratic clientele and his practice was well established by the mid-19th century. The constructional polychromatic brickwork used at Fulham was typical of his style. Notable works include St Ninian's Cathedral, Perth; Keble College, Oxford; and All Saint's Church, Margaret St, Westminster.
- Antonio Salviati** Salviati (1816-1890) was an Italian glass manufacturer who helped re-establish Venice as a centre of Italian glassworking and was instrumental in stimulating European interest in brightly-coloured, ornate pieces of Italian glass and mosaic work. He developed a new method of making mosaic with glass, which rapidly found favour in European courts and capitals before conquering America and Asia. His style triumphed almost immediately at many international exhibitions and soon Salviati opened subsidiaries in New York, London, Paris, St Petersburg, and Frankfurt. Aside from Fulham Palace he also undertook mosaics in St Paul's Cathedral.
- Alexander Gibbs** Gibbs (1825-77) was one of the most prominent stained glass artists of his era. His work illuminates a great many churches all over England and he frequently worked under commission from Butterfield.
- Sir Ninian Comper** John Ninian Comper (1864-1960) was an anglo-catholic architect of significant repute. Save for the Welsh War Memorial, all of his work was ecclesiastical. He designed 15 churches and re-decorated countless others in places as far apart as China, North America, India and South Africa. Significant works include St Cyprian in Clarence Gate and St Mary's, Wellingborough. Notable stained glass windows include those at Westminster Hall and St Michael and All Angels Church, Inverness.
- Brian Thomas** Brian Thomas was Director of the Campden School of Art in Kensington, and produced both stained glass and painted murals. He designed three windows for the American chapel in St Paul's Cathedral (dedicated in 1958) and 16 panels in grisaille along with stained glass windows for the Chapel of the Order of the British Empire in the Crypt. He also designed

stained glass for Westminster Abbey, the Guildhall and the company halls of the Innholders, the Pewterers and the Watermen. Thomas's work is interesting and further research needs to be undertaken to determine the significance of his murals at Fulham.

## 4.5 Theme 3: Landscape Significance

4.5.1 The landscape of Fulham Palace is significant for five key reasons. These are:

- It is a rich designed landscape that has evolved over the past millennium;
- It is notable in historical history;
- It is associated with significant personalities;
- It contains long-established allotments; and
- It is of value for its nature conservation interest.

### *The Designed Landscape*

4.5.2 The Fulham Palace landscape is a complex palimpsest that documents a number of key themes in English garden history. This landscape is the result of over 1000 years of evolution brought about by changes in national trends in garden design, and the physical needs and personal aspirations of the Palace's different occupants. For example, small Elizabethan garden rooms were modified to create a centrally-planned Stuart garden, which was itself swept away during the 18th century to create open parkland. Remains of the different landscape overlays, to a greater or lesser extent, can be identified within the Palace grounds, either as surviving features (such as the 18th-century walks and the Tudor parts of the Walled Garden) or as buried archaeology.

### *The Botanic Garden*

4.5.3 The Fulham Palace landscape was once particularly noted for containing a nationally-significant botanic garden. Whilst the first bishop to take a serious interest in the gardens of Fulham Palace was Bishop Grindal (1558-70) it was Bishop Edmund Henry Compton (1675-1713) who gave the gardens their reputation as the home of rare and exotic plants and forest trees – a reputation that persisted up until the end of the 19th century.

4.5.4 As the centre of a large ecclesiastical mission that extended across the New World, Compton was responsible for introducing many exotic species to the Fulham Palace Gardens, some of which were entirely new to England. His most significant introductions included:

- Box Elder (*Acer negundo*);
- Dogwood (*Cornus amomum*);
- Scarlet Haw (*Crataegus pedicellata*);
- Spice Bush (*Lindera benzoin*);
- Swamp Bay (*Magnolia virginiana*); and
- Sweet Gum (*Liquidambar styraciflua*).

4.5.5 The majority of the plants in the gardens were dispersed after Compton's death and part of Compton's collection was bequeathed to the Oxford Physic Garden where a special glasshouse (now demolished) was built to house it. Today only one significant tree survives that may date from Compton's tenure – a *Quercus ilex* (Evergreen Oak).

#### ***Significant Personalities***

4.5.6 A number of eminent individuals are associated with the Fulham Palace gardens. These include:

- *Bishop Edmund Grindal* (1559-70) - the first to introduce the French Tamarisk (*Tamariscus naborensis*) to England from Switzerland in 1560. At Fulham he cultivated a selection of choice grapes and other fruits, which he often sent as gifts to Queen Elizabeth;
- *Bishop Henry Compton* (1675–1713) - introduced many species of exotic trees and shrubs to Fulham, some of which were new to England, and the gardens became internationally renowned as a centre of botanical excellence;
- *John Evelyn* (1620-1706) - the famous diarist, gardener and arboriculturalist was a visitor to Fulham Palace in 1681;
- *John Ray* (1627-1705) - published the first authoritative study of British flora, and included within this *Historia Plantarum* detailed descriptions of fifteen exotic plants and shrubs he had seen growing at Fulham Palace.
- *George London* (1681-1714) - one of the last of the great English formal garden designers, began his career as a gardener at Fulham Palace, tending the plants sent from North America to Bishop Compton by his missionary botanist Revd John Banister. London later became royal gardener and co-founded the highly influential Brompton nursery of London and Wise;

- *Stephen Switzer* (1682-1745) – was an apprentice of George London and Henry Wise at their Brompton nursery, and was one of the most influential garden designers and theorists of his time. Switzer admired Bishop Compton's achievements and, in his 1718 edition of his famous *Ichnographia Rustica*, described Compton as "one of the first that encouraged the Importation, Raising and Increase of Exotics, in which he was the most curious Man of that Time";
- *Lancelot 'Capability' Brown* (1716-1783) - slender circumstantial evidence may link the parkland landscape to Lancelot Brown who was working in the area in the 1770s and who was more than likely known to the Bishop of London;
- *J. C. Loudon* (1783-1843) - surveyed the gardens, publishing its contents in 1838 in *Arboretum et Fruticetum Britannicum*. Loudon was a highly influential landscape writer and designer, and was one of the first major advocates of the provision of public parks for the rapidly expanding cities of 19th-century England (St Peter's Square in Hammersmith is attributed to him).

4.5.7 In addition to the above, many significant historical personalities visited the Fulham Palace Gardens during their botanical heyday. They included: James Petiver (1663?-1718), the eminent apothecary and plant collector; Dr John Hope (1725-1786), the King's Botanist for Scotland and Professor of Botany at Edinburgh; and Sir William Watson (1715-1787) of the Royal Society, the famous botanist and scientist most well-known for his work on electricity and who documented the Fulham Palace tree collection in 1751. In addition, the plants were used as subjects by several artists, including William Marshall (dates unknown), who spent his last years at Fulham Palace, and whose *Florilegium* is kept in the Royal Library at Windsor. The plants in Compton's garden were collected by a number of eminent collectors, including the Revd John Banister, the Virginian settler who contributed to John Ray's *Historia Plantarum* (1620-1705) and wrote a *Natural History of Virginia*; Mark Catesby (1682-1749), pupil of John Ray and author of illustrated works on the flora of North America; and James Cunningham (d. 1709?), the first Englishman to make botanical collections in China.

### *The Allotments*

4.5.8 Whilst the allotment movement has a long history stretching back to the 17th century and to Gerrard Winstanley and the Diggers (who made allotments out of common land), the official provision of allotments only really gained pace in the 20th century after allotment legislation in 1887 and 1907. The food shortages of the First World War were an important impetus for local councils to provide such facilities, and in 1918, after the Warren ceased to be used for army training, the Fulham Palace Allotments were created. Many allotment sites were subsequently abandoned due to lack of demand or were used for development, with a brief rebirth of interest during the Second World War. The

Fulham Palace Meadows Allotments survived all these changes, and, with over 80 years of history, they are now an important example of this type of 20th-century horticultural landscape.

### *Nature Conservation*

4.5.9 Though very intensively managed in some areas and entirely overgrown in others, Fulham Palace and its grounds have some value for local nature conservation. For example:

- There is a wide variety of trees, both native and exotic, which include a fine specimen of pendunculate oak, black walnut and a magnificent evergreen oak – these can provide a range of feeding and nesting opportunities for a range of birds, insects other animals and plants including mosses, lichens, fungi and climbers which themselves provide further opportunities for other wildlife;
- These trees and the numerous dense shrubberies make the grounds a fine habitat for many birds, small mammals, insects and other wildlife whilst some may be more specifically useful, for example, the many conifers are particularly attractive to goldcrests;
- Birdlife within the grounds is extensive. One survey revealed that at least 23 species nested between 1958 and 1971, 14 of them regularly. Among the less common birds breeding at least once during this period were tawny owl, blackcap, chiffchaff, spotted flycatcher and tree sparrow. A good selection of passage migrants were also recorded, including most of our commoner warblers and such scarce species for London as pied flycatcher and redstart;
- The bramble, tall perennials and grasses of the more open area also attract a range of wildlife, for example, even beds of nettles attract a range of wildlife including peacock and small tortoiseshell butterflies to lay their eggs on young plants; ivy, although in need of management attracts nesting birds and provides late fruits as winter feed of various animals;
- One path within the grounds supports a colony of common whitlowgrass, a small, white-flowered member of the cabbage family which flowers in early spring. Despite its name, common whitlowgrass is very rare in London;
- Also of value to wildlife is the Knot Garden containing traditional culinary and medicinal herbs. Many of these herbs are excellent sources of nectar for bees, butterflies and other insects; and

- The nature conservation value of the Site also benefits from its location within a larger open landscape comprising the wider Palace grounds, Bishop's Park and the River Thames.

#### 4.6 Theme 4: Archaeological Significance

4.6.1 The Moated Site is a unique and nationally-important archaeological resource, because it is one of the largest formerly-moated sites in the country. This significance has been recognised in the status of the Moated Site as a Scheduled Monument. The archaeology contained within this area covers a period of over 1300 years of continuous occupation, with possible settlement and human use of the Moated Site extending back into prehistory. These remains have attracted comment, speculation, description and illustration by antiquarian writers and topographical artists for more than two centuries.

4.6.2 The Moated Site has not been subject to modern, mechanised, intensive-farming methods, and has generally avoided modern development. There is a high chance therefore that a complex and relatively complete archaeological record of the Moated Site's occupational history survives. The individual significances of as yet unknown archaeological deposits cannot be assessed, and may range from local to regional or national significance, however, as part of such a complex and unique resource, all deposits contained within the Moated Site can be considered to have a group importance.

4.6.3 The wide range of features and periods represented at the Moated Site include:

- *Possible Palaeolithic remains* - the Thames-side gravels, on which Fulham Palace sits, are a nationally significant resource, known to contain the remains of Palaeolithic activity. Such remains may survive at the Moated Site;
- *Prehistoric remains* - investigation by FARG in 1972-3 revealed Mesolithic, Neolithic, Bronze Age and Iron Age artefacts across the Moated Site. Further remains will survive at the Moated Site;
- *Remains associated with the Roman settlement at Fulham* - excavation in 1972-3 and 1986 revealed remains of 4th-century Roman occupation at the site, including demolished building material, pottery and the remains of a ditch. The Moated Site contains more remains of a similar type;
- *The site of the early-Saxon settlement* - the Manor of Fulham was acquired by the Bishop of London in c.704, however, the location of the manorial centre during this time is currently unknown, though it is likely that the settlement is located within the Moated Site;

- *The remains of the Viking occupation* - the double moat of the Moated Site may be a later reuse of an earlier Viking defended enclosure. The Vikings are known to have resided at Fulham in 879-880, and remains of their occupation may survive;
- *The site of the medieval settlement*, with its mill and other domestic and agricultural remains. It is thought that the late-Saxon settlement was focussed in the southeast corner of the Moated Site. In addition, a 12th-century planned 'New Town' may have been built at the site. Remains of this settlement history probably survive within the Moated Site, as evidenced by the find of Saxon pottery a little to its north;
- *The site of the moated homestead enclosure* - in or by the Norman period, the bishop's manor house had been relocated to the site of the homestead moat. This site later became part of Kidsactive, and remains of the Norman manor complex should survive here;
- *Remains of earlier buildings* may survive beneath the current Palace, and are certainly incorporated into parts of the buildings' fabric - the Palace buildings have a continuous history of c.800 years of adaptation, reuse, redesign and reconstruction;
- *Gardens and garden structures* – The Moated Site contains a broad range of garden archaeology deposits, ranging from the remains of demolished garden walls to the locations of formal gardens. These remains have the capacity to inform our understanding of the development of the Site's distinguished landscape history;
- *Remains of Episcopalian domestic life* - the Moated Site is a unique record of the lives of the Bishops of London and their households over 1300 years. Its buried archaeology can inform our understanding of these powerful people and those who lived and worked within their' household;
- *Origins of Fulham* - Fulham Palace is located adjacent to the centre of the original village of Fulham and near to an early crossing point for the River Thames. Though Fulham itself has been intensely developed and redeveloped over the last two centuries, archaeological remains relating to the early settlement in this area may still survive. It is likely that such archaeological remains also survive within the Fulham Palace grounds, near to the boundary with the historic village (early- Saxon remains from the late-5th-century have been found on the riverside one mile to the north of the Site).

## 4.7 Theme 5: Group Significance

4.7.1 The Site is situated at the heart of a wider group of heritage assets with which it shares important visual, physical and historic links. These assets form an historical landscape, whose importance exceeds the sum of its parts and include:

- The Fulham Palace Meadows Allotments;
- Bishop's Park;
- All Saints Church and Churchyard;
- Putney Bridge;
- Sir William Powell's Almshouses;
- The Vicarage Gardens;
- Nos. 5 & 6 Church Gate; and
- The River Thames.

4.7.2 The Thames is a key linking feature of the wider landscape and despite much development in the last two centuries, the view of Thameside Fulham from Putney Bridge retains much of the true character and appearance that would have been enjoyed over a century ago. This is due largely to the preservation of All Saints Church and Bishop's Park, which are key visual elements of the local landscape.

4.7.3 Fulham Palace also has a wider context and significance as one of a series of major heritage assets along the banks of the River Thames. Many of these sites are of historic, religious and/or royal significance and include, for example: Lambeth Palace; Greenwich; Whitehall; Westminster; Hampton Court and Windsor.

## 4.8 Theme 6: Community and Social Significance

### *Historical Connections with the Community*

4.8.1 The site of Fulham Palace has been linked with the community of Fulham for at least the past 1300 years, first as the Manor House for the early-medieval settlement, then as the Bishop's Palace. During the past two centuries the bishops at the Palace have taken a keen interest in the broader community, bequeathing land for Bishop's Park in 1893, and in the 20th century giving the Warren over to allotments and sharing the Palace grounds for football, pageants, parties and social events. The wife of Bishop Tait (1856-68) founded an orphanage for girls in 1866 who lost their parents in the cholera epidemic which killed 5000 people in Fulham. The wife of Bishop Creighton (1896-1901) was a

notable community benefactor, both through her diocesan work and as the founder of the Bishop Creighton House Settlement in Fulham. This community facility was established in 1908 in memory of her husband, and still continues to this day.

### *The Role of the Site as Open Space*

- 4.8.2 The Moated Site is of local value for providing around 7% of the 161 hectares of the open space available in the Borough of Hammersmith and Fulham. Bishop's Park, which adjoins Fulham Palace, was revealed in a 1998 survey by the Council's Environment Department to be one of the two most popular parks in the Borough. The Fulham Palace grounds are a significant community resource whose quiet and restful character provides an important counterpoint to the Borough's municipal parks and is much appreciated by a great many residents in the area. Moreover, as the Site is set directly on the Thames Path – one of the country's most popular national trails – it is also a place that the wider community can commonly enjoy. The health and well-being gained through such a resource for daily exercise and peaceful reflection cannot be overestimated.

### *The Allotments*

- 4.8.3 The allotments within the Warren have over 80 years of history, during which time they have formed a valuable resource for the local community and contributed locally to the Second World War 'Dig For Victory' campaign. Whilst nationally many allotment sites were lost during the 20th century due to local lack of demand or through development, the Fulham Palace Meadows Allotments have survived and, with the renaissance of allotment use that has taken place over the past decade, are flourishing and have a long waiting list for vacancies. Community construction has revealed that the allotments are highly valued by local people. Several benefits were identified in this survey including:

- Health benefits through physical exercise and fresh food;
- Mental well-being;
- Social inclusion;
- Economic savings, reducing grocery bills; and
- Emotional fulfilment.

### *Community Use of the Site*

- 4.8.4 Today the historical connections of the Palace with the community are preserved through the Council's Functions Facility. This provides a number of important ground floor rooms for hire by the public. They are often used for weddings and conferences, and more occasionally for musical recitals. Residents of the Borough enjoy a reduced hiring fee.



## 4.9 Theme 7: Educational Significance

4.9.1 The site of Fulham Palace has been occupied since prehistoric times and has been the property of the Bishops of London for 1300 years. It is, to say the least, a remarkable heritage asset that is replete with possibilities for educational interpretation. The Site provides a unique local and national resource for both formal and informal education across a wide range of subject areas that are relevant to a wide variety of age groups.

### *The Museum of Fulham Palace*

4.9.2 The Site is significant for containing the Borough's only Museum - the Museum of Fulham Palace. This Museum is a popular resource: in 2001/2 it was visited by 68 schools (seven of which were special educational needs schools) and three teacher-training colleges, and hosted 14 holiday workshops. These visits lay the foundations for future visits from other schools and sow seeds of interest within the children for museums in general and an affection for the Palace in particular. The Museum gives priority to visits from schools within the Borough but also encourages visits from other areas. Public consultation in 2003 revealed local support for the principle of retaining and enhancing the Museum.

4.9.3 The Museum is fully committed to life-long learning for all its visitors and for providing both formal and informal opportunities for learning. Visitors to the Museum experience different forms of informal education through talking to volunteers, making use of interactive exhibits and the children's art cart, or attending Museum events.

### *Other Sources of Informal Education*

4.9.4 FARG provides an important forum for informal education about the Site, and through membership of this group local people gain both connection with and intimate knowledge of Fulham Palace and its grounds. In addition, the changing exhibitions created and hosted by the Museum create an ongoing informal education interest, which is supplemented and enhanced by Fulham Palace's participation in the annual Heritage Open Days run by the Civic Trust, and Open House in connection with Architecture Week run by the Arts Council.

## 5.0 ISSUES AND POLICIES

### 5.1 Introduction

5.1.1 This section starts by providing a Vision for the future of the Site. This will direct all future actions in relation to Fulham Palace, the outbuildings and grounds. Next, four overarching objectives are proposed. These are designed to relate to the whole of the Site and to guide the delivery of individual projects and day-to-day activities on the Site. The remainder of this section discusses the issues facing the conservation of the Site's cultural significance and proposes a number of policies to address these issues. Taken together, the vision, objectives and policies form a strategic framework against which all future actions and decisions affecting the Site will be tested.

5.1.2 This section is informed by the historic development of the Site (Section Three). However, it responds directly to the Statement of Significance (Section Four) and as such is structured in a similar manner. Issues that relate to the various themes that contribute to the Site's significance are discussed first. Where other issues arise that do not relate specifically to an individual theme they are discussed separately. Policies for addressing these issues are proposed under each heading. The headings are as follows:

- Historic and Ecclesiastical Significance;
- Architectural and Aesthetic Significance;
- Landscape Significance;
- Archaeological Significance;
- Group Significance;
- Community and Social Significance;
- Educational Significance;
- Use of the Site;
- Management of the Site;
- Access;
- Improving Fulham Palace's Profile and Recognition;
- Security;
- Resources; and
- Statutory Regulations.

## 5.2 The Vision for the Future of the Site

5.2.1 The vision for the future of Fulham Palace and its grounds is:

*'The Palace will be known to all, available to all and loved by all that use it.  
It will be a special and distinctive place for pleasure and education.'*

5.2.2 To achieve this, the Council and its partners will:

- *Restore* features of heritage merit;
- *Provide* high quality interpretation, focussed on an enhanced museum;
- *Restore* the designed landscape to its full extent;
- *Promote* the productive re-use of the Walled Garden and Vinery;
- *Develop* an ongoing series of cultural, historical and educational events;
- *Enhance* and increase public and disabled/less-abled access;
- *Ensure* the Site becomes more financially self-sustaining;
- *Pursue* commercial uses only for as long as such uses are financially imperative to restoring the Site;
- *Seek* to introduce new cultural attractions;
- *Forge* strong links with the local community and other stakeholders;
- *Achieve* sustainable increases in visitor numbers; and
- *Improve* physical, intellectual and social links with the Thames, London and beyond.

5.2.3 In achieving this, the Council and its partners will:

- *Maintain* and *enhance* the Site's distinctive character and 'sense of place';
- *Conserve* the fabric of the buildings and landscape for future generations;
- *Ensure* that the traditions and ecclesiastical associations of the Site are respected and enhanced;
- *Unlock* the potential of the Site to further serve the cultural, educational and leisure needs of the Borough and beyond; and
- *Ring-fence* all income generated by the Palace, for the Palace in order to reduce the financial burden on the local community.

### 5.3 Overarching Objectives

#### *Introduction*

5.3.1 The effective management of a complex site such as Fulham Palace is aided by the establishment of overarching objectives. The four objectives that follow are intended to direct the long-term management of the Site and to endure through all future revisions of the SCP.

5.3.2 The first is the main objective for the Site; the more detailed objectives that follow offer particular guidance on how to achieve this. However, it is imperative that, whenever any decision is being made, consideration is given first and foremost to preserving the values of Fulham Palace as defined in Section Four.

#### *Sustaining the Significance of the Site*

5.3.3 The fundamental requirement of any conservation plan is to provide policies that will inform all decisions relating to a heritage asset in such a way that the cultural significance of the asset is always protected or enhanced.

5.3.4 Fulham Palace and grounds comprise an evolving site with a variety of significances, and together these hold meaning for a wide range of stakeholders and members of the community. The Site therefore needs to be managed in a dynamic manner and not as a static entity.

***Objective 1*** - Sustain the cultural significance of the Site.

#### *Endorsing the Conservation Plan*

5.3.5 For a conservation plan to guide effectively the future of a site it should be adopted as the principal document in the management structure. As the Site is managed by a single body (the Fulham Palace Management Board), on behalf of a single organisation (the Council), this is a readily achievable objective for Fulham Palace, its outbuildings and grounds.

5.3.6 It is therefore incumbent on the Council to adopt the SCP as the key document for guiding the strategic management of the Site, and to refer to its aims and objectives in the development of all associated proposals, plans, policies and decisions. This also applies to other bodies associated with the Site including:

- The Commissioners;
- The Department for Culture, Media and Sport (DCMS);
- (EH; and
- HLF.

5.3.7 Endorsement of the SCP does not affect the statutory obligations under which these bodies operate.

**Objective 2** - Endorse the SCP as the principal strategic framework for guiding the future of the Site.

### *Ensuring Sustainability*

5.3.9 The Site needs to operate in a sustainable manner and must contribute to wider local, national and international sustainability goals. This requires the integration of the concept of sustainability into all aspects of the Site's management, promotion and development. Sustainability can, at its simplest level, be defined as an approach that meets the needs of the present without compromising the needs of the future. The concept of sustainability includes environmental, economic and social considerations. The approach of the SCP to sustainable site management and development is set out below.

### *Environmental Sustainability*

5.3.10 Environmental sustainability seeks to ensure that the environment we inhabit today is passed on to future generations in its current state or in an improved condition. The Council seeks to address "*environmental issues such as the sustainability of development and growth, global warming, and resource and energy conservation*" through planning control in accordance with policies set out in its UDP (especially policies EN16-EN22). With respect to Fulham Palace, the Council must ensure that all works, activities, events and new build at the Site are as environmentally sustainable as possible and that the use of resources, including energy and water, and the disposal of waste at the Site, are similarly sustainable.

### *Social Sustainability*

5.3.11 The Council aims "*to promote social inclusion and to overcome poverty, disadvantage and discrimination*" through the implementation of policies set out within its UDP that relate to local facilities, affordable or special housing needs, safety and security and the quality of the environment. In adopting these policies, the Council seeks to ensure that "*greater fairness and equality of opportunity for everyone will be promoted while meeting the diverse needs of all sections of the*

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*community.*" The Council can play a major role in delivering these aims by encouraging the widespread educational interpretation of Fulham Palace, and by ensuring widespread public access to the Site.

### *Economic Sustainability*

- 5.3.12 The Council is responsible for financing the operations and maintenance of Fulham Palace. Annual revenue expenditure is a significant drain on limited Council resources and is only partly offset by the income generated by the Palace through its various uses. For the Site to have a sustainable future it has to become more economically sustainable. This imperative must be recognised alongside all other strategic objectives – particularly those relating to public access and education – and an appropriate balance struck when determining the uses of the Palace.

**Objective 3** - Ensure that all uses, activities and developments within the Site are undertaken in a sustainable manner.

### *A Unified Approach*

- 5.3.13 The Site is located within the UK's largest metropolis and as such is affected by decisions taken by a number of bodies. These decisions range from changes to development planning within the Site's setting, alterations to traffic management, including control of air traffic movements, and the provision of public transport services, funding and national promotion.
- 5.3.14 To ensure a sustainable, long-term future for the Site it is vital that the bodies making decisions that may affect the Site appreciate the significance and importance of Fulham Palace and its grounds and work towards the implementation of their policies and projects in a unified and co-ordinated manner. This can be achieved in part by recognition from the statutory authorities of the SCP as the principal document for informing the future of the Site (Objective 2).

**Objective 4** - Promote the need for a unified approach by the Council, the Commissioners, central and local government departments, agencies, and other statutory bodies with responsibilities for making and implementing policies and undertaking activities that may affect the cultural significance of the Site.

## 5.4 Issues and Policies

### *Historical and Ecclesiastical Significance*

- 5.4.1 The historical associations of the Site are an important aspect of its significance. The historical associations of the Site are actively promoted by the Museum and FARG. This should continue to be encouraged and enhanced in accordance with a detailed interpretation plan that considers the entire Site and an audience development plan that addresses the needs of all existing and potential visitors (see Policy 35).

**Policy 1** - The historical associations of the Site should continue to be recognised and promoted. This can be achieved through the Museum, FARG and site-wide interpretation.

- 5.4.2 As one of the residences of the Bishops of London for over a millennium, the Site is imbued with spiritual importance, both as the material dwelling place of God's representatives on earth, and as a place where daily prayer would have taken a high priority in everyday routines. Whilst modern use of the Site is mainly secular, it is important that the ecclesiastical significance of Fulham Palace is maintained and promoted, possibly through the enhanced use of the Chapel, which is still consecrated.

**Policy 2** - The ecclesiastical significance of Fulham Palace should be maintained, enhanced and promoted.

### *Architectural and Aesthetic Significance*

- 5.4.3 The Site has a rich architectural heritage which requires conservation-led management. The Site includes a number of listed structures and a small number of architecturally-significant, unlisted structures. These include not only the Palace but also a number of buildings across the grounds. All of these buildings are repaired and maintained by the Council, though responsibility for internal maintenance and repairs to the Palace is devolved to sub-lessors and tenants where relevant.

- 5.4.4 A number of issues have an impact upon the architectural and aesthetic significance of the Site. These are:

- Use of the built heritage;
- Use of appropriate materials and techniques;
- The introduction of modern services;
- Internal decoration;

- General maintenance;
- The removal of fabric, structures and buildings;
- Management, monitoring and reporting; and
- Building conservation skills.

#### *Use of the Built Heritage*

5.4.5 Fulham Palace's original function as the Manor House of Fulham Manor and as a home for the Bishop of London ceased in 1973. Since then new uses have been found for much of the Palace. Today the Palace is used as commercial and charitable offices, a museum and a functions facility. These uses provide a new role for the majority of the Palace and contribute to the financial sustainability of the Site. However, the functional organisation of space within the Palace is haphazard and many of its rooms remain unused. In addition, all of the Site's outbuildings are either unused or underused. As a result, the financial, heritage and community potential of the Site is not being fully realised, the Site's architectural fabric is vulnerable, and its cultural significance is threatened. Uses must therefore be identified for all buildings across the Site. However, all uses must be selected to ensure that the Site's cultural significance is preserved and enhanced.

**Policy 3** - Uses must be selected and managed to ensure that the Site's cultural significance is preserved and enhanced.

**Policy 4** - Tenants of the Site's buildings should be made aware of the architectural and aesthetic significance of the Site. The SCP (or a primary 'Conservation Statement' should be circulated to all tenants and referred to as necessary and appropriate within all subleases.

#### *Use of Appropriate Materials and Techniques*

5.4.6 The Site's built heritage requires ongoing repair and maintenance. The Site Quinquennial Report (SQR) and the SCP note that in the past, many buildings have been subject to inappropriate repair and restoration. Some of the principal problems are:

- The use of cement mortar on historic buildings instead of appropriate lime putty or lime mortar;
- The replacement of timber floors with concrete floors;
- The replacement of stone flooring with concrete flags;
- The use of inappropriate type of bricks in patch repair work;
- The use of inappropriate materials for roof flashings;
- The use of inappropriate types of glass, paints, ironmongery and floor finishes; and

- The introduction of damp proofing.

5.4.7 These issues are being addressed as part of the long term prioritised programme of repairs and maintenance.

***Policy 5*** - All methods and materials will be used during the repair, maintenance and restoration work will preserve and/or enhance the architectural and aesthetic significance of the Site.

#### *Introduction of Modern Services*

5.4.8 The principal sources of heating the Palace are three gas boilers: two serving Council areas and one serving FPT areas. The remainder of the Palace is either unheated or electrically heated. The radiators, though aesthetically attractive and in good condition, lack thermostatic and conservation controls. Radiator pipework, though in good condition, is fitted above ground and is visually intrusive.

5.4.9 Cold water runs via storage tanks in and above the roof spaces. These are far larger than required for current purposes. Some areas of the Palace (including the Museum) do not have a direct rising mains supply of drinking water with cold water coming from tanks. Soil and rainwater drainage needs to be rationalised, repaired, and, in certain parts, renewed.

5.4.10 The electrical supply to Fulham Palace was originally designed to sustain a domestic residence. It will have to be upgraded if the use of the Site is intensified. This will require the construction of a small electrical substation within or close to the Palace grounds. The electrical services within the Palace and its outbuildings needs upgrading in certain areas – particularly within the Palace's West Quadrangle. There is currently no form of lightening protection system installed in the Palace.

5.4.11 In general terms, therefore, it may be said that much of the Palace's current services (variously):

- Do not meet the requirements of modern usages;
- Are visually intrusive;
- Are damaging the fabric of the Palace through thermal expansion;
- Threaten the fabric of the Palace through their omission; and
- Could be a potential source of damage to the historic fabric of the building if they fail or become damaged.

5.4.12 Current servicing across the Site will require upgrading in parts. Elsewhere new servicing will have to be introduced. In so doing, the architectural and aesthetic significance of the Site will have to be

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preserved and enhanced (see Policy 26 for the mitigation of impacts of new services on the Scheduled Monument).

**Policy 6** - All new services must meet modern use requirements and must not adversely affect the architectural and aesthetic significance of the Site.

**Policy 7** - Services within the Palace should be confined to specified ducts and trunking as well as any existing service routes to provide for their renewal without damaging the historic fabric of the Palace.

#### *Internal Decoration*

- 5.4.13 The interiors of some buildings (in particular the Gothick Lodge and the upper floor of the East Quadrangle) have remained unaltered at least since the Council acquired the Head Lease in 1975. Decoration within many of these rooms is now in poor condition. Where rooms have been decorated, many (especially within the Palace) have been decorated with modern paints in modern styles and palates.
- 5.4.14 Decoration is generally reversible and through history has been the main aspect of a building's fabric that could be easily and cheaply changed to reflect contemporary taste. Moreover, as the use of the Site's buildings has altered, so a different type of decoration has been, and will continue to be, required in certain areas. As such, insistence upon restoring all original/historic paint schemes in all areas cannot be justified philosophically. Similarly, to insist on such schemes could preclude new uses that are appropriate to a building in all other aspects except their decorative requirements.
- 5.4.15 The general aim should therefore be to encourage decorative schemes that wherever possible reflect historic precedent and do not damage the architectural and aesthetic significance of the Palace or its outbuildings. However:
- Any existing historically-significant decorative schemes should be determined and retained wherever possible;
  - Historically-significant decorative schemes should be restored whenever the use permits;
  - When redecorating, a balance will need to be struck between retaining evidence of historically-significant decorative schemes and loss of architectural detail (particularly with respect to paintwork); and
  - Traditional decorative materials (such as lead paint) may not meet modern health and safety regulations and as such their use may not always be possible.

**Policy 8** - Any existing historically-significant decorative schemes should be identified and recorded. Wherever possible these should be retained and if appropriate, restored, though this must be balanced against potential loss of other important architectural detail.

**Policy 9** - Where traditional decorative materials cannot be used for health and safety or other similar reasons, then appropriate modern materials that match as far as possible the original materials' characteristics should be employed instead.

#### *General Maintenance*

- 5.4.16 Basic site maintenance is carried out in accordance with a planned programme of works. There are however some areas of concern. These include: the removal of invasive vegetation; the swift repair of casual damage (e.g. broken windows) or deterioration (e.g. leaks to roofs); the monitoring and repair of vehicle damage (e.g. to the Gate Piers and West Quadrangle arch and gates); the maintenance of rainwater gullies etc.; implementing lower-priority maintenance items (e.g. painting of windows).

**Policy 10** - The Council will ensure that there is a swift response to all maintenance issues to prevent long-term adverse effects on the Site's built heritage.

#### *Removal of Fabric, Structures and Buildings*

- 5.4.17 The entire Fulham Palace Site is a working estate and from time to time may require new facilities. Through time, alterations to the built fabric may be required, and structures and buildings on the Site may become surplus to requirements or unsuitable for their original purpose. In the past some of these were removed (such as the Tithe Barn), often to the detriment of the cultural significance of the Site. The removal of any fabric, structure or building, however seemingly insignificant, must be undertaken with care, and should always be preceded by an appropriate level of research and assessment of its significance. This process is necessary to ensure that the architectural and aesthetic significance of the Site is not eroded by the gradual loss of apparently inconsequential features of individual or collective value.

**Policy 11** - The cultural significance of a structure, building or any architectural fabric must be determined prior to decisions being made about its removal, relocation or alteration, to ensure that the Site's architectural and aesthetic significance is not eroded by the gradual loss of fabric and features that contribute to it.

- 5.4.18 If a decision is taken to remove, relocate or alter a structure, then the recording of that structure should be undertaken to a level of detail that is appropriate to its cultural significance. This work may range from rapid photographic surveys and brief written descriptions for minor sites, through to full building archaeology recording programmes for more significant features. This process will ensure that the loss of any cultural significance is, at least in part, mitigated by 'preservation by record'.

**Policy 12** - An appropriate level of specialist survey and recording will precede the removal, relocation or alteration of any building, structure or architectural fabric.

#### *Management, Monitoring and Reporting*

- 5.4.19 The Council operates a monitoring and reporting programme for the Palace. This takes the form of a quinquennial survey conducted by qualified professionals. In addition, there are mechanisms in place for all occupiers of the Palace to report maintenance issues. These measures should continue. However, the Council does not currently operate a monitoring and reporting programme for the buildings and structures other than the Palace. In the future, the condition of these buildings and structures should be monitored regularly and assessed as part of the quinquennial surveys.

**Policy 13** - The Council should continue to resource quinquennial surveys of the Palace, and extend them to all buildings and structures across the Site, ensuring that findings are acted upon as part of a planned ten year maintenance programme.

**Policy 14** - All Palace occupiers should be encouraged to report maintenance issues in accordance with established procedures and all unoccupied structures should be regularly inspected.

- 5.4.20 There is no Site Management Plan (SMP) currently in place. Such a plan is required to guide the future restoration and management of the Site's built heritage.

**Policy 15** - The Council will develop a SMP to address and implement the issues and policies relating to the Site's built heritage identified in the SCP.

#### *Building Conservation Skills*

- 5.4.21 The Council's Direct Service Department in consultation with the Design and Conservation Team supervises all routine maintenance works to buildings. However, professionals with extensive experience of historic building conservation supervise all significant repair and restoration projects.

Routine maintenance works to the Palace is generally undertaken by tradesmen. All significant repair and restoration projects are undertaken by craftsmen with experience of working with historic buildings.

**Policy 16** - All maintenance, repair and restoration works to buildings and structures should be supervised and undertaken by suitably qualified and experienced personnel.

### *Landscape Significance*

5.4.22 There are four key issues affecting the Site's designed landscape. These are the:

- Lack of a long-term strategy for the designed landscape;
- Need to restore the designed landscape;
- Need to resolve relationships between the built heritage and the landscape; and
- Provision of interpretation.

### *Lack of a Long-Term Strategy*

5.4.23 All of the following landscape-related policies need co-ordinated consideration to ensure that key issues facing the designed landscape are systematically addressed and appropriately resolved. This can be achieved through the preparation of a Site Management Plan (SMP) that provides a clear aim for the conservation and restoration of the designed landscape, and provides phased objectives for achieving that aim. There is no SMP currently in place. Such a plan is required to guide the future development and management of the designed landscape.

**Policy 17** - The Council will prepare and implement a SMP to address the issues and policies relating to the landscape heritage identified in the SCP.

### *Restoring the Designed Landscape*

5.4.24 The Site has a long history of landscape design that has developed over the last 1300 years. However, the designed landscape in its present form is indebted almost entirely to remodelling in the later-18th century – only the Tudor gateway to the Walled Garden visibly survives from previous gardens. Today the broad lines of the Georgian 'pocket park' survive largely intact and represents a 'layer' of great landscape significance. This layer is clearly set out in the first edition Ordnance Survey (OS) map of 1868.

- 5.4.25 Unfortunately, the form and structure of many features, and the layout of the landscape within which they are situated has, through the years, tended to become degraded and lacking in a robust and distinctive character. Moreover, in places, the landscape has become somewhat 'municipal' in appearance and lacking in a 'country house' feel. There is considerable potential for restoring historic features within the designed landscape. This should occur within the context of a site-wide strategy that is informed by up-to-date research and analysis, and which is founded on a clear understanding of the significances of the landscape and its component parts.
- 5.4.26 In restoring the designed landscape a number of potential projects of particular note present themselves. For example:
- Restoration of the Walled Garden, Bee Boles Vinery, Bothy and Hotbeds;
  - Partial restoration of the Moat;
  - Reinstatement of a perimeter walk;
  - Research into the 20th-century Grotto and Rockery and restoration if they are significant;
  - Management of the boundary planting and eastern part of the designed landscape;
  - Improvements to the Stable Yard;
  - Enhancement of the Vistas; and
  - Re-planting of lost plants and trees.
- 5.4.27 These would all require careful planning by appropriate specialists to ensure that a heritage-led approach is taken to the enhancement and restoration of landscape features. The analysis may include archaeological assessment and recording, as well as specialist landscape and architectural conservation services. Changes to landscape features must be conducted within the context of the other policies included within this Plan. Full detailed analysis and assessment of the needs of the resource, the viability of the project and potential impacts would need to be undertaken. This analysis should be undertaken within the context of the overall SMP and should include consideration of broader Site issues. For example, the feasibility of restoring the Moat needs to be considered with respect to issues such as structural viability, cost, health and safety, archaeological impacts and improved ecology. Similarly, alterations to boundary plantings must be undertaken with regard to its impact on the microclimate, security, and ecology.

**Policy 18** - The Council should prepare detailed studies where necessary to examine the full implications of significant or complex alterations to the designed landscape.

**Policy 19** - Future management of the designed landscape should be informed by an understanding of its significance and development; and should seek to conserve, enhance and, where appropriate, restore features of landscape significance and the broader historic character and structure of the Site.

*Resolving the Relationships Between the Built Heritage and the Landscape*

- 5.4.28 The interactions between the landscape and the built heritage are a vital aspect of the Site's character and significance. The immediate landscape setting of some buildings on the Site is unsatisfactory both in terms of visual amenity and historical sensitivity. Many of the materials used in the surfacing that surrounds buildings have been standardised and, for the most part, hard-standings, drives and courtyards are now tarmac. These areas should be individually reviewed and consideration given to the insertion of more traditional materials such as flags, gravel or modern surfacing that is nonetheless appropriate in terms of appearance and quality to its historic environment.

**Policy 20** - The immediate setting of significant buildings within the Site should be assessed and future change should be directed towards enhancing these areas, with full regard to historical precedent and taking into account future management.

*Providing Interpretation*

- 5.4.29 The landscape of the Site is a rich historical record of national importance, however, there is currently little interpretive provision at the Site to assist visitors in their appreciation of this resource. Currently the only visitor interpretation provision at the Site is a single information board at the main entrance, panels within the Museum, and an information board (including Braille) within the Knot Garden.
- 5.4.30 The significance of the Site requires that a site-wide interpretation strategy is provided, to enable visitors to understand and explore the development of the Palace's designed landscape. Within the context of the strategy, the Site's history and associations, extant and lost features, need to be promoted to visitors in an accessible, informative and inspiring manner. Interpretation will need to be well-designed, consistent and sensitively located so that it is not intrusive. This will not only increase visitor enjoyment of the Site, but will also foster more widespread appreciation of Fulham Palace and its cultural significance.

**Policy 21** - The designed landscape should be promoted accessibly to visitors and Site users within the context of an overall interpretation strategy.

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### *Nature Conservation*

- 5.4.31 The London Ecology Unit (LEU) surveyed the Site in 1987. On the basis of its findings the Council designated Fulham Palace, together with Bishop's Park, a Nature Conservation Area (a non-statutory designation for areas containing locally significant habitats and species). In the course of preparing the SCP the Council undertook a brief walkover survey of the grounds in order to review and update LEU's findings. The nature conservation interest of the Palace and its outbuildings (in particular as roosts for bats) has not been surveyed.
- 5.4.32 On the basis of these findings it would appear that the nature conservation interest of the designed landscape is less than its historic interest. It is therefore unlikely that there will be a significant long-term adverse impact on the nature conservation interest of the grounds caused by any repair, maintenance or restoration works. However, the current understanding of the Site's ecology would benefit greatly from a Phase I Habitat Survey, using the 2003 (or most recent) updated guidance issued by the Joint Nature Conservation Committee. If necessary, based on the target notes produced by the Phase I survey, a Phase II Habitat Survey could also be undertaken. These surveys should cover the Palace, its outbuildings and grounds.
- 5.4.33 Repair and restoration works across the Site present a major opportunity to improve significantly the nature conservation interest of Fulham Palace. Further research notwithstanding, the heritage merit of the Site outweighs its nature conservation value, and as a result any restoration of the designed landscape will be defined by criteria that are informed more by its historic than its ecological interest. However, restoration of the historic designed landscape can nonetheless serve to improve its nature conservation value, for example through better graded tree belts and more diverse flora. As such, nature conservation interests should be given full consideration in any proposals to restore the designed landscape at Fulham Palace.

***Policy 22*** - The Council will undertake further research to determine the nature conservation interest of the Palace, its outbuildings and grounds.

***Policy 23*** - The Council will monitor, manage and enhance the nature conservation interest on the Site where appropriate.

## *Archaeological Significance*

### *The Scheduled Monument*

- 5.4.34 The archaeology of Fulham Palace is a finite resource, which has been impacted by large-scale destructive activities (such as the demolition of the Tithe Barn), and by day-to-day management processes (such as activities undertaken during building repair and the introduction of new services). Prior to the Site being leased by the Council much of this activity was undertaken without archaeological assessment and recording. Since scheduling, all these activities have been required to be subject to Scheduled Monument Consent (SMC), which requires, by law, appropriate levels of archaeological mitigation. All ground works, except those covered by a class consent (such as the Allotments) requires an application for SMC.

**Policy 24** - All works must be planned to ensure that sufficient time is available for appropriate evaluation prior to the submission of SMCs, and for the full process of SMC to be completed before works are scheduled to begin.

**Policy 25** - All persons involved in the management of, and works to, the Site must be made aware of the legal designation attached to the Moated Site and its environs, and the implications of its status as a Scheduled Monument.

- 5.4.35 For groundbreaking work across the site, such as allotment digging, may encounter archaeological deposits, and it is important that this is recognised by those undertaking the work. Private and council-employed gardeners need to be informed about the significance of the Site's archaeology, how to recognise it, and the actions to be undertaken when deposits are found. All finds of artefacts and features need to be reported to FARG, the Museum, or direct to English Heritage. Ground disturbing work in the vicinity of these deposits should cease until the reporting and investigation process has been completed.

**Policy 26** - All persons involved in groundbreaking activity at the Site need to be aware of how to identify archaeological features and artefacts and the actions to be undertaken when these are encountered.

### *The Introduction or Renewing of Services to the Site*

- 5.4.36 It may from time-to-time be necessary to lay new or relay existing cables or pipework within the area of the Scheduled Monument – in particular within the West Quadrangle and along the Main Drive. This

can cause damage to the archaeological resource, but this could be mitigated against by the introduction of a universal service duct (USD) capable of having cables and pipes drawn through it without cause for repeated excavation. Similarly, damage to the archaeological resource could be reduced by restricting new services to specified trenches, preferably through previously disturbed land. This development would be subject to SMC.

**Policy 27** - Services within the Scheduled Monument should be confined to specified trenches. Subject to SMC, a route for a USD from the boundary of the Scheduled Monument to the Palace, through previously disturbed land, should be created.

#### *The Need for a Research Framework*

- 5.4.37 Archaeological excavation effectively removes archaeological deposits from their context and in-situ position. This piecemeal reduction of the resource (even if professionally conducted), needs to be avoided as far as is possible. Mapping of the archaeological potential of Fulham Palace and its grounds will allow works to be planned at the Site so that they avoid known archaeological deposits as far as is possible. This mapping should be undertaken within the context of an 'Archaeological Research Framework' (ARF). The ARF should take the form of a short document outlining current understandings of the archaeology of the Site (including a gazetteer), as well as detailing all previous excavations. This, coupled with an understanding of how the Site has been physically altered through time, should allow the archaeological potential of the Site to be mapped. A series of prioritised research questions should then be set to guide future archaeological survey and excavation on the Site. This will ensure that when contemporary needs require the excavation of the archaeology, this is conducted in an integrated way designed to add to our overall knowledge of the Site and its development. The ARF will also provide a strategy for non-intrusive assessment of the Site, to improve current knowledge.

**Policy 28** - Ensure that an ARF is created and used to guide future archaeological work at the Site, and that impact on significant archaeological deposits is avoided as far as possible.

#### *Dissemination of Knowledge*

- 5.4.38 Understanding about the Site, its development and history will continue to grow through the considered undertaking of archaeological non-intrusive investigation and excavation, guided by the ARF. It is important that this growing knowledge is accessible and widely disseminated. Past archaeological researches at the Site have not all been published, and it is important that this backlog is addressed.

**Policy 29** - All information brought together as a result of archaeological investigations must be made available to a wider audience through a programme of publication, interpretation and if possible, community education.

**Policy 30** - Publication of records of all past excavations on the Site and display of finds to the public should be encouraged, together with the formation of a complete archived and accessible information system.

### ***Group Significance***

5.4.39 The Fulham Palace Site is the heart of a collection of historic features with which it shares important visual and historic links. These include:

- Fulham Palace Meadows Allotments;
- Bishop's Park;
- All Saint's Church;
- Putney Bridge;
- Sir William Powell's Almshouses;
- The War Memorial and Vicarage Gardens;
- Nos. 5 and 6 Church Gate; and
- River Thames.

5.4.40 In addition, Fulham Palace is also one of a series of major heritage assets located along the banks of the River Thames.

**Policy 31** - Fulham Palace's links with other historic features with which it shares a wider significance, as well as other heritage assets with which it is linked, should be recognised, maintained and strengthened.

### ***Community and Social Significance***

5.4.41 Fulham Palace is located within a culturally-diverse, modern, capital city. The London Borough of Hammersmith and Fulham has the fourth highest residential density in the country (significantly higher than the averages for Inner London and Greater London). The Government's *Index of Multiple Deprivation* ranks it amongst the top 20% of the most deprived local authorities.

- 5.4.42 The Borough has 161 hectares of public open space, well over 30% of which is Wormwood Scrubs and Little Wormwood Scrubs to the north of the Borough. A little over seven per cent of this space is the Moated Site of Fulham Palace. A 1998 survey carried out by the Council's Environment Department revealed that one of the two most popular parks in the Borough was Bishop's Park adjoining Fulham Palace. The survey estimates that over 80% of the Borough's residents regularly visit public parks with over 25% visiting every few days. Though no specific figures relating to Fulham Palace's visitor numbers and profile are yet available, anecdotal evidence indicates that many of the residents who visit Bishop's Park also visit the Palace grounds. The Moated Site is the location of the locally-valued Fulham Palace Meadows Allotments and the buildings are used for locally significant functions.
- 5.4.43 It is important that the Site is inclusive of all sections of the community, and enables all sections of the community to access it in an appropriate manner, for example as a green space, an informal recreation site, as allotment gardens or as an historic, spiritual or natural heritage site.

**Policy 32** - All sections of the community should be made welcome at Fulham Palace and encouraged and enabled to use the Site in an appropriate manner.

**Policy 33** - Consideration should be given to undertaking community outreach at the Site, to raise further the value of Fulham Palace as a local resource.

### *Educational Significance*

- 5.4.44 Fulham Palace is rich in educational potential. The principal resource for educational interpretation within the Site is the Museum. Established in 1990, the Museum now attracts 10,000 visitors per year and receives an annual grant from the Council. The Museum has a full-time curator and two part-time members of staff, as well as an education officer. It also enjoys the support of 74 volunteers.
- 5.4.45 The principal aim of the Museum is to promote the understanding and enjoyment of the Palace through:
- Permanent displays;
  - Temporary exhibitions;
  - An active collecting policy drawing together all sources relating to the Site, and the development of a handling collection;
  - A dedicated education service teaching schools classes, teachers and student teachers, and providing holiday activities, life-long learning talks, workshops and outreach;

- Encouragement of research and provision of research facilities using the Museum's archive and collections;
- Talks;
- Publications; and
- Guided tours.

5.4.46 Limited resources have prevented the Museum from updating its permanent displays and its entire 'front-of-house' facilities are now in urgent need of renewal. Similarly, limited resources have prevented the further development of the Museum's education service. If the remarkable educational potential of Fulham Palace is to be fully realised in a manner that befits a Site of outstanding national importance, then the Museum should be significantly enhanced. This development should be:

- Based on a clear 'vision' for the Museum's future;
- Informed by a comprehensive site-wide interpretation plan;
- Informed by a comprehensive audience development plan;
- Cost effective in terms of strategic outputs weighed against financial subsidy; and
- Financially sustainable.

***Policy 34*** - The rich educational potential of the Site should be fully realised for the benefit of all.

***Policy 35*** - An interpretation plan and audience development plan (based on a comprehensive baseline visitor survey and other necessary research) should be commissioned and their findings implemented in order to direct the future development of the Museum.

5.5.47 The restoration of Fulham Palace's historic buildings and grounds and their care and maintenance thereafter, presents a significant opportunity for ongoing craft-training. The enhancement of the Museum presents a significant opportunity for ongoing training in museum management and presentation. A training plan should be prepared to identify future opportunities for training across the Site.

***Policy 36*** - A training plan should be prepared and its findings implemented. The plan should identify appropriate and achievable opportunities for training at Fulham Palace.

### *Research and Understanding*

- 5.4.48 Although the more illustrious Bishops of London, their Palace and, in particular, their gardens are quite well known, this state of knowledge is, for the most part, extraordinarily superficial. Since the 17th century, a very large number of academic and popular publications have made reference to the Palace and the great antiquity of its site, to its important gardens and to its botanist-bishops. Curiously though, the only attempt to assemble this wealth of material into a digested whole was the preparation of the Fulham Palace Management Plan in 1988 (the 1988 Plan). Yet despite the fact that the 1988 Plan draws together for the first time a great deal of information relating to the Palace's history and archaeology, it nonetheless remains limited in scope.
- 5.4.49 In addition to policies 28 to 30, which address the need for research into and dissemination of archaeological knowledge, there is also a need to ensure that other research is also encouraged and facilitated, and that findings are made widely available. Such research could include investigations into the garden history, social, ecclesiastical, colonial and architectural history of the Site. This research will improve understanding about the Site, its resources and significances, thus improving management practices and the targeting of resources. In addition, it will also create important new opportunities for interested parties to engage with the Site and to increase their appreciation of Fulham Palace and grounds.

**Policy 37** - The formation of a complete archive of information relating to Fulham Palace should be encouraged.

**Policy 38** - The undertaking and dissemination of new research about Fulham Palace, its grounds and residents should be encouraged.

### *On-site Collections*

- 5.4.50 The collection held by the Museum contributes to the Site's educational significance. It represents material culture associated with a number of key aspects of the Site's development. It has been collated from a number of sources, including excavations undertaken by FARG within the confines of the Moated Site. As well as having cultural value as a collection, the artefacts are also an excellent educational and interpretative resource. The long-term conservation, display, interpretation and management of the collections needs to be adequately resourced and should be a priority for future action.

**Policy 38** - The Council, in partnership with the Museum will prepare a Conservation Plan and Management Strategy for the Museum's collection.

### *Use of the Site*

5.4.51 It is important that the Site is used by contemporary society. This ensures that the Site retains its cultural significances, that it is maintained, that it is sustainable and that it is cherished by all that use it. Currently the Moated Site is put to a variety of modern uses, each of which have a number of benefits and disbenefits for the Site and its significance. Each of these uses is considered below.

#### *Commercial and Non-Commercial Office Space*

5.4.52 This generates a significant income, making the Palace more financially sustainable, and requires relatively low management by the Council. However, this use also creates some intrusive noise from the tenants, affecting the Site's character, and provides for little public access to the Palace buildings. The use of the Palace for office space generates significant traffic-related issues, including:

- Over-use of the Stable Yard as car parking erodes the historic character of the Site;
- The use of the Main Drive for deliveries is a danger to pedestrians, causes damage to the Gate Piers and Moat Bridge, and erodes the sense of place;
- Use of the West Courtyard for deliveries and occasional short-term parking causes conflict with pedestrians, damage to the ancient entrance gates, porch doors and screens passage, and erodes the Site's historic character; and
- Damage of the garden paths and grassed areas due to unauthorised parking.

#### *Museum Use*

5.4.53 The use of areas of the Site by the Museum benefits the Site and the wider community in a number of ways, including:

- Interpreting the cultural significance of Fulham Palace;
- Providing an educational service to the Borough;
- Providing full public access during opening hours;
- Does not erode the character of the Site.

5.4.54 However, this use requires Council funding and does not generate a significant income in its own right.

*Functions Facility*

- 5.4.55 The Functions Facility generates an income for the Site, provides a community facility and allows some public access. The activities undertaken within it increase public appreciation of the Site, and raises the profile of Fulham Palace. However, the facility has a high management cost and maintenance cost in terms of 'wear and tear'. The present infrastructure of the Functions Facility limits its functionality and marketability, as the Palace has limited size of rooms, limited catering provision and currently has a slightly 'institutional' feel. Moreover, the main entrance to the Functions Facility is the only service access for caterers etc.

*Public Amenity*

- 5.4.56 The public amenity use of the Site allows full public access to the grounds and provides a significant community resource. This use of the Site generates no income and involves a high management cost that is borne by the Council.

*Storage*

- 5.4.57 The Stable is currently used for secure storage. This use represents a significant under-use of an historic building, it erodes the sense of place, provides no public access and generates no income.

*No Use*

- 5.4.58 A number of buildings on the Site are unused. This provides no public access; generates significant repair liability; generates no income; and creates an extremely poor public image.

*Key Issues*

- 5.4.59 There are a number of key issues that arise as a result of this mixed use of the Site. For example, some uses generate large amounts of vehicular traffic, which can damage the Site's historic fabric, yet contribute an important source of income. Other uses sustain the cultural significances of the Site, yet are highly resource-hungry. In addition, conflicts sometimes arise between the Moated Site's different uses. To take the needs of the Museum as an example:
- The Museum leases part of the Stable Yard, yet despite warnings to operatives from the Council this same space is sometimes illegally used for parking and deliveries etc during functions;

- There is a reduction in visitor numbers to the Museum when marquees are being set up in the Palace grounds, because extensive parking, loading and unloading activities eclipse the Museum's entrance and tend to put off casual visitors; and
- Noise from functions can occasionally affect the ambience of the Museum.

5.4.60 The uses to which the Site is put need to be carefully weighed against the policies and objectives contained within the SCP. New uses should not adversely affect the Site's significances, and any unavoidable negative impacts sustained by current use should be mitigated as far as possible. Uses within the Site would benefit from a strategic review, to ensure that the Site is being put to the most appropriate combination of uses. This review would seek to reduce negative uses such as 'no use' and 'secure storage', and would seek to minimise conflicts between uses.

**Policy 39** - New uses of the Site should be sustainable and should not adversely affect the Site's cultural significance. Any negative impacts caused by current use should be mitigated.

**Policy 40** - A strategic review of the uses across the Site should be considered. This should examine other possible sustainable options for use.

#### *Lease Restrictions*

5.4.61 The Head Lease places a number of conditions on the Council's tenancy of the Site, and these are outlined in Section 1.8. These comprise a broad range of activities and potential uses, limited only by the condition that the Site is not used for:

- Organised games (other than the provision of an adventure playground);
- Political purposes;
- Religious purposes unless approved by the Commissioners;
- Residential purposes;
- A brothel or disorderly house;
- Hotel, tavern, public house; and
- The sale of alcohol.

5.4.62 Furthermore in using the Site the Council must have due regard to its historic nature and its associations with the Church, and should not imply that the Site remains the property of the Bishop of London.

- 5.4.63 These conditions provide the Council with some flexibility in identifying new uses for the Site. However, due to limited resources the Council has been obliged to pursue only those uses that can generate a significant external income to help support revenue expenditure on the Palace.

**Policy 41** - Any new uses must meet the terms of the Head Lease.

**Policy 42** - Any income generated by the Site must only be used to help maintain, repair and restore Fulham Palace and its outbuildings and grounds.

- 5.4.64 Seeking to generate an external income for the building can conflict with the terms of the Head Lease. For example, in establishing the Functions Facility the Council is within the terms of the Head Lease. However, the viability of such a use has proven to be constrained by the restriction of the Head Lease on the sale of alcohol. The sale of alcohol would improve the marketability and profitability of the Functions Facility and would help the financial sustainability of the Site as a whole. Similarly, though non-commercial office use is permitted, this does not generate a significant external income. Commercial office use would greatly help the financial sustainability of the Site but again is precluded by the Head Lease (permanent commercial office use is already permitted within areas that are leased back to the Commissioners via an underlease).

- 5.4.65 Whilst Council resources remain scarce and directed at frontline services, the Site must be made more financially sustainable without adversely affecting its cultural significance. Wherever possible this should be achieved within the terms of the Head Lease. Where this is not considered possible then other appropriate uses must be explored in partnership with, and with the approval of, the Commissioners.

**Policy 43** - Where a new use is proposed that does not meet the terms of the Head Lease it must be discussed with and approved by the Commissioners.

### *Physical Access*

5.4.66 Physical Access to the Site can be considered under three headings:

- Public access;
- Disabled/less able-bodied access; and
- Vehicular and pedestrian access.

### *Public Access*

5.4.67 Public access to the Palace is available as follows:

- The grounds are open to the public free of charge from dawn until dusk on a daily basis, though a large area of the grounds is unmaintained, overgrown and generally inaccessible;
- The Museum is open to the public free of charge during opening hours (currently March-October is 2-5pm, Wednesday to Sunday; and November to February is 1-4pm, Thursday to Sunday. Mornings are reserved for schools);
- The Functions Facility within the Palace can be accessed by the public by arrangement or by attending a tour arranged by either the Museum or FARG;
- The West Quadrangle rooms of the Palace along with Coachman's Lodge are used as offices and are accessible to the public at the discretion of tenants;
- FARG's rooms and collections are available for inspection at their discretion;
- The upper-floor East Quadrangle rooms are disused and inaccessible to the public;
- The Stable is used as storage and is inaccessible to the public; and
- The Gothick Lodge, Vinery and Bothy are disused and inaccessible to the public.

5.4.68 Where appropriate, access should be increased to the Palace and its grounds and outbuildings. This will increase public engagement with and understanding of the Site. Greater public access can be achieved through a variety of means, including:

- Longer Museum opening hours;
- A greater number of tours;
- Longer tours;
- Restoring unused rooms and buildings and providing access to the public; and
- Restoring derelict areas of the designed landscape and providing access to the public.

5.4.69 However, provision of public access must be weighed against other key issues and policy objectives including:

- Needs of other users;
- Conservation of the Site's fabric;
- Preservation and enhancement of the Site's cultural significance;
- Economic sustainability;
- Health and safety; and
- Disabled/less-abled access requirements.

**Policy 44** - Public access to the Site must be increased in a sustainable way with due regard to other policy objectives within the SCP.

#### *Disabled/Less Able-Bodied Access*

5.4.70 In conjunction with the general public access improvements discussed above, specific provision needs to be made to accommodate the needs of disabled and less-able bodied users (be they visitors, tenants or site-staff) in line with Council policy and Government statute.

5.4.71 An access audit of the Site must be prepared to assess current provision. The audit should form the basis of an Access Plan. This would outline practical and appropriate solutions to the issues raised by the access audit.

5.4.72 Access provision needs to be undertaken in line with the DDA regulations but with full regard to all the policies within the SCP, so that the architectural and aesthetic significance of the Site is preserved. In particular, it is crucial that any necessary alterations do not adversely affect the historic fabric of the Site.

**Policy 45** - An access plan should be prepared for the Palace, its outbuildings and grounds. Its recommendations should have full regard to all policies set out in the SCP.

#### *Vehicular and Pedestrian Access*

5.4.73 Currently there is a single entrance to the Site from the southern end of Bishop's Avenue. This provides both pedestrian and vehicular access. It is some 360 metres from the Fulham Palace Road, 600 metres from Putney Bridge and about 820 metres from Putney Bridge Station. Anecdotal evidence suggests that most vehicular visitors to the Site are associated with the following:

- Service providers (commonly refuse removal vehicles);
- Council maintenance departments;
- Office (commonly staff cars and courier companies);
- Contractors (commonly associated with functions in the grounds and the Palace);
- Kidsactive playground (commonly carrying children in cars or mini-coaches);
- Emergency services;
- Allotment holders;
- Parks Constabulary; and
- General public (commonly using the grounds).

5.4.74 Vehicular parking is provided within the Stable Yard. Parking areas are not defined and access to the Stable Yard is not controlled. As a result space is used inefficiently, with unauthorised parking contributing significantly to vehicle numbers within the Stable Yard.

5.4.75 Such heavy and uncontrolled vehicle use causes a number of problems. The key impacts on the Site that stem from current vehicular access and parking arrangements are discussed in the following text, and include:

- Safety;
- Damage to built fabric and buried archaeology; and
- Erosion of character

#### *Safety*

5.4.76 The relatively narrow entrance to the grounds, the Moat Bridge, is currently shared between vehicles and pedestrians. This situation creates a potentially dangerous conflict between users. Moreover, just across the Moat Bridge is the entrance to the Kidsactive playground. This area can often be busy with pedestrians – in particular with children who have special needs, some of whom require close supervision. With the current shared vehicle and pedestrian access arrangements, any increase in demand for either pedestrian or vehicle-based access could dramatically increase the risk of accidents at the Site.

**Policy 46** - Pedestrian and vehicular access should be separated to reduce the risk of accidents across the Site. Care should be taken to ensure that any new access to the Site does not adversely affect the cultural significance of the Site and is designed with full regard to material policies within the SCP.

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*Damage to Built Fabric and Buried Archaeology*

- 5.4.77 Vehicle entry to the Fulham Palace site is restricted in both width and weight as the sole entrance passes over the Moat Bridge and between the early-19th-century Gate Piers. The Moat Bridge is thought to be of 16th-century construction (though parts of it may be much earlier) with an outer structure contemporary with the Piers. Damage has regularly occurred through vehicles colliding with the piers and the effect of unsuitable vehicular traffic on the Moat Bridge may be progressively weaken the structural integrity of its parapets.
- 5.4.78 Most vehicles park within the Stable Yard. However, a number of others, in particular vehicles associated with the Functions Facility and commercial offices such as catering vans and motorcycle couriers, make extensive use of the West Courtyard. This has caused considerable damage to the medieval gates and surrounding brickwork arch at the West Courtyard entrance. Vehicles unloading on paths around the East Quadrangle have also caused sinkage.

**Policy 47** - Vehicular access to the Main Drive, West Courtyard and garden paths should be restricted.

*Erosion of Character*

- 5.4.79 The Site's character is eroded by unauthorised and unco-ordinated car parking within the Stable Yard and West Courtyard. Erosion of character is also caused by inappropriate vehicular circulation, in particular those associated with deliveries to commercial and non-commercial office use within the Palace and vehicular drop-off and collections associated with the Kidsactive Playground.

**Policy 48** - Car parking within the Site should be restricted to the Stable Yard and provision should be limited to the minimum necessary to service the Site through a system of parking allocation and controlled vehicular access.

*Sustainable Transport*

- 5.4.80 In order to address all the above issues, and to address the overall objective of ensuring that all uses, activities and developments within the Site are undertaken in a sustainable manner, it is important that Fulham Palace promotes and facilitates the use of sustainable transport for all its users.

**Policy 49** - All prospective tenants of the Palace should submit and be encouraged to implement a 'green travel plan' as a condition of their tenancy.

**Policy 50** - The Council will continue to encourage public and non-car forms of transport throughout the Borough, with particular regard to sustainable transport provision for users of Fulham Palace.

### ***Improving Fulham Palace's Profile and Recognition***

- 5.4.81 If a sustainable long-term future for the Site is to be secured, then it is imperative that local recognition and understanding of the Site is enhanced. There are two key issues with regard to improving the profile and recognition of Fulham Palace: the first is to promote the Site to the wider community; and the second is to improve the Site's visibility.
- 5.4.82 A marketing plan should be prepared for the Site. This should contain recommendations for improving the profile and recognition of the Site. These should range from developing, promoting and facilitating a series of cultural/historical events to draw the public to the Site, to enhancing the Museum's events programme and raising its local profile. All proposals outlined in the marketing plan must have due regard for the policies of the SCP.

**Policy 51** - A marketing plan should be prepared for the Site. Its recommendations should have due regard to the policies of the SCP.

- 5.4.83 The location of the Palace on the River Thames, and potentially within sight of Putney Bridge ought to make it a well-known landmark. However, the Palace is only visible from beyond the Moated Site from a single viewpoint close to the Kings Head Public House on Fulham Palace Road. Views from Bishop's Park to the south are entirely obscured by the current dense growth of self-seeded trees and shrubs. Whilst part of the attraction of the Palace and its grounds is undoubtedly their seclusion, it is clear that this thick boundary to the south isolates the Site from the surrounding area and renders the Palace anonymous to those passing through Bishop's Park and along Putney Bridge and riverside.
- 5.4.84 Removal of any planting must be carefully considered: it must be couched in historical precedent and it must not impact adversely on the Site's character, ecology or microclimate. However, thought must also be given to the provision of views to the Palace as this would locate the building more firmly in public consciousness and ultimately help to ensure that the building is better recognised and cherished by a broader constituency of people.

**Policy 52** - Consideration should be given to improving the visibility of the Palace from its wider surroundings with due regard to other policies within the SCP in particular the potential impact on the Site's character and security.

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## *Security*

5.4.85 Security within the Palace is currently provided by a number of measures including:

- Modern security alarm system;
- Barred window shutters; and
- *Ad hoc* inspections of the grounds by the Parks Constabulary.

5.4.86 However, within the Palace and across the grounds there are a number of security measures that must be addressed including:

- Improved security provision between separate tenanted areas and uses within the Palace;
- Poor condition of the perimeter fencing;
- Overgrown boundary planting and planting alongside paths (providing cover for intruders);
- Poor external lighting (in particular around the Palace and the car park); and
- Lack of CCTV security system.

***Policy 53*** - A security plan should be prepared for the Palace, its outbuildings and grounds. Its findings should be implemented as a priority though with full regard to all policies set out in the SCP.

## *Management of the Site*

5.4.87 The Council has overall responsibility for managing Fulham Palace and its grounds under the terms of the Head Lease. Overall management of the Site is the responsibility of the Deputy for Environment and Contract Services for the Council via the FPMB.

5.4.88 Day-to-day management of the Palace and its grounds, as well as the management of the Functions Facility, is the responsibility of officers within the Council's Environment Department. The grounds are maintained by three full-time gardeners employed by the Council and attached to the Environment Department. Management of the Museum is the responsibility of FPT. All sub-let areas within the Palace are the responsibility of the respective tenants. FPT has landlord responsibilities towards all of its sub-tenants.

5.4.89 Despite the strategic guidance provided by a single body (FPMB), routine management falls to various individuals within the Council and the FPT. Rationalisation of the Site's management will be necessary if its use is intensified through increased numbers of tenants, greater public access and the

organisation of events within the Palace and/or its grounds. The opportunity should therefore be taken to review the operation and management of the Site.

**Policy 54** - The operation and management of the Site should be reviewed in order to ensure that the policies and objectives within the SCP and all other policy guidance are fully and expeditiously adhered to so that the cultural significance of the Site is protected and enhanced.

**Policy 55** – Current lease arrangements should be reviewed and rationalized as necessary in order to improve management of the Site.

5.4.90 The Council owns the freehold to Bishop's Park, the Moat Gardens and the Allotments. Overall management of these areas is the responsibility of the Deputy for Environment and Contract Services for the Council. Day-to-day management of the first two areas is the responsibility of the Direct Services Department. The Allotments are managed by the Fulham Palace Meadow Allotments Association (FPMAA), though no formal lease between the Council and the FPMAA exists. All Saint's Churchyard is managed by the Environment Department.

5.4.91 The cultural significance of Fulham Palace and its grounds depends in part on its relationship with the wider Moated Site and its environs, in particular Bishop's Park and All Saints Church. It also has a crucial relationship with the Thames. The Council's Direct Services and Environment Departments are in constant dialogue, but need to establish a regular forum at which information of common interest can be shared and management issues pertaining to the Moated Site, its immediate environs and the River Thames can be discussed. This will help address the effective protection of the Site's significance.

**Policy 56** - The operation and management of the Site should be co-ordinated with that of its surroundings to ensure that the cultural significance of Fulham Palace and its grounds is protected and enhanced.

### **Resources**

#### *Council Resources*

5.4.92 Under the terms of the Head Lease the Council is legally obliged to maintain the whole of the Site "*in good and substantial first class repair and condition to the satisfaction of the Church Commissioners*". Should the Commissioners seek to enforce the terms of the Head Lease the Council would be solely

liable for the full cost of all repairs to the outbuildings and grounds, all external repairs to the Palace, and all internal repairs to the Palace that are not the responsibility of tenants and sub-tenants.

5.4.93 Despite many improvements made to the Palace since 1975 much remains to be done to appropriately modernise and revive the Site in order to protect its cultural significance. The cost of upgrading the Site in order that its heritage and community potential can be realised is considerable and could not be met from the Council's current resources. Until this position changes the Council must:

- Allocate what resources it can afford to maintain and repair the Site;
- Allocate what resources it can afford to contribute to the capital cost of upgrading the Site;
- Identify and secure funding partners to assist in meeting the capital cost of upgrading the Site; and
- Seek to reduce annual revenue expenditure on the Site in a way that will not adversely affect the cultural significance of the Site.

***Policy 57*** - Council resources should be allocated to the ongoing repair and maintenance of the Site.

***Policy 58*** - Council resources should be allocated and external funding secured towards the capital cost of upgrading the Site.

***Policy 59*** - Attempts should be made to reduce the Council's annual revenue expenditure on the Site in a way that does not adversely affect the cultural significance of the Site.

### ***Statutory Regulations***

#### ***Disability and Discrimination Legislation***

5.4.94 The Disability and Discrimination Act (1995) presents one of the most significant pieces of statutory legislation that affect the Site. The DDA sets out rights and duties for service providers, employers and educational institutions. The extent of duties and responsibilities under the DDA depend on the activities of the organisations that will use Fulham Palace. Employers have a basic duty to make reasonable alterations to avoid substantial disadvantage to employees. Once employment is offered to a disabled person, or an existing employee develops a disability, where this affects mobility, vision, hearing or other normal functions, his or her needs must be fully assessed, and the scope for any building alterations which may be required to accommodate access needs must form part of the assessment. There is however no duty to make these alterations under the current statutory obligations.

- 5.4.95 Under the DDA, service providers have an obligation to make reasonable provision for members of the public with disabilities. The Act is being phased in, with the final phase set for October 2004. From 2004, service providers, in the case of Fulham Palace this relates currently only to the Museum and Functions Facility, will have to make "*reasonable adjustments*" to the physical features of their premises to overcome physical barriers to access.
- 5.4.96 It is always preferable to provide independent means of access to allow visitors to '*use the property in the same way as everyone else*'. However, the DDA regulations and supporting guidance from EH recognise that in some historic buildings there will be occasions when it is not possible to make the necessary physical alteration to the premises without affecting the building's architectural significance. In this situation alternative arrangements must be considered, such as the use of portable ramps, as is the current practice within the museum.

*Scheduled Monument Consent and Listed Building Consent*

- 5.4.97 As outlined in Section 2.0, both Scheduled Monument and Listed Building legislation applies at the Site.

***Policy 60*** - All activities at Fulham Palace and within its grounds must take account of the legal requirements placed on the Site by the Disability and Discrimination Act and Scheduled Monument and Listed Building designations.

## 6.0 IMPLEMENTATION AND REVIEW

### 6.1 Introduction

6.1.1 According to *Informed Conservation* by Kate Clarke, a conservation plan is a "*document which sets out the significance of a site and how that significance will be retained in any future use, alteration, repair, management or development.*" As such, conservation plans tend not to include detailed lists of actions for implementation. The SCP has been conceived and realised within this format. The SCP has been designed as a tool to aid both day-to-day decision-making processes on the Site and also to guide the development of plans and strategies for the future management and development of the Site. It is not the only document guiding the management of the Site, but it is the primary document with respect to conserving the Site's cultural significance.

### 6.2 Adoption

6.2.1 If the policies and objectives contained within the SCP are to be implemented, the SCP must be supported by all key stakeholders, principally:

- the Council;
- FPT;
- The Commissioners;
- Palace tenants; and
- FPMAA.

6.2.2 It must also be supported by:

- EH (since implementation of many objectives within the SCP will require Scheduled Monument and/or Listed Building Consent);
- Advisory bodies to the FPMB; and
- The wider community.

6.2.3 It is helpful if the relevant amenity bodies also broadly support the SCP.

6.2.4 To ensure widespread support, the SCP has been subject both to extensive and targeted public consultation. Amendments to the SCP have been made in light of the consultation process. This

document is the result and should now be adopted at the earliest opportunity by the FPMB on behalf of the Deputy for Environment and Contract Services (see Objective 2).

### **6.3 Decision Making Framework**

6.3.1 The management and repair of Fulham Palace is the responsibility of the Deputy for Environment and Contract Services for the Council. The Deputy is advised in this capacity by the FPMB, which reports at least annually on its activities to the Deputy. Day-to-day management of the Site is divided between the Council, FPT and their tenants under the terms of the Underlease, the Sub-lease and a number of sub-tenancies.

6.3.2 As such, the Deputy for Environment and Contract Services has executive responsibility for implementing the SCP. However, as the managing committee (made up of key stakeholders) it is the FPMB that has the greatest responsibility for implementing the SCP. The Council, FPT and all of its tenants are responsible for day-to-day management of the Site and are responsible for reporting to and being directed by the FPMB in all matters that are material to the SCP.

6.3.3 All interventions to the Site are subject to normal statutory legislation as set out in Section 2.0.

### **6.4 Future Development**

6.4.1 The Palace is a working building as well as a place of immense cultural significance. Its grounds provide a major public amenity as well as a designed landscape of historic importance. As a whole, the Site is also a remarkable educational asset and has the potential to be a major community facility. The long-term management and development of the Site needs to reflect all of these values. To assist in this process the following detailed documents should be prepared:

- Masterplan;
- Site Management plan (relating to buildings and landscape);
- Interpretation plan;
- Access plan;
- Audience development plan;
- Training plan;
- Security plan;
- Marketing plan;
- Business plan;

- 10-year maintenance programme;
- A baseline visitor survey;
- A Phase 1 Habitat Survey;
- Ongoing SQR's for the Palace;
- SQR's for the outbuildings; and
- Review of current site management.

6.4.2 The Site would also benefit from:

- A strategic review of usage within the Palace;
- A feasibility study examining the restoration of the Moat; and
- An assessment of the environmental impact of managing boundary planting.

6.4.3 The plans would help to inform the revival and reuse of the Site in accordance with the Masterplan and the policies of the SCP. All of these documents should be predominately policy oriented, although they may also contain more specific actions where necessary. The implementation of their aims and actions needs to be carried out in a structured manner to ensure that a balance is achieved between them.

6.4.4 Where uses are yet to be identified for parts of the Site it may prove difficult to prepare the above plans. For example, disabled access provision is related to the use of the building rather than the layout of the building itself. Similarly, marketing of the Site would depend very much on the 'end product'. Where this is the case, preparation of the plans may need to await secured end uses. Alternatively, strategic plans may be prepared to provide general direction, with a view to their being updated and given more detail at an appropriate point in the development process.

## 6.5 Review

6.5.1 The SCP should be comprehensively reviewed every five to six years in-line with the programme for the review of the SMP and in response to the preparation of the SQR. However, because it is intended that the SCP is to be an 'organic' document it will also be subject to any ongoing essential changes and alterations. In this way it will be regularly updated as and when necessary and amendments logged on the Amendment Sheet.