

5.71 Kensington Hall Gardens, Nos. 187 to 195 (odd) North End Road is a much more elaborate red brick mansion block than those at the rear accessed from Beaumont Avenue. It is of four storeys and an attic with dormers in a slate mansard roof five bays wide. The centre three bays are canted forward under a scalloped parapet and ornately detailed wide gable with three windows and shallow pediment with finials. The front elevation has much stone detailing in the form of window surrounds and mullions and transoms, string courses and eaves cornice. Some of the windows have leaded lights and coloured glass. The recessed side bays have stone balconies with metal balustrades at second and third floor levels. The ground floor has shopfronts with marble pilasters, corbel brackets and fascias with cornices, and a central main entrance to the flats above which is a handsome stone door-head incorporating scrolls, arcading and name panel. A carved stone above the first floor central window has the date '1899'.

5.72 Nos. 197 to 225 (odd) North End Road form an interesting architectural composition of two terraces of large yellow stock brick houses, mainly of three storeys with semi basements and attics with dormers in a slate mansard roof. They are punctuated with taller four storey pavilions at each end, on both sides of the north junction with Beaumont Crescent, and midway along the south terrace. As originally designed in 1899 all houses in the group had stucco open balustraded parapets with ball finials above the cornice, and the five pavilions had very tall steep slate French style mansard roofs. Unfortunately, these now only remain on Nos. 215 and 225. Each house had a stucco canted bay through basement, ground and first floors, an impressive stucco entrance portico with columns, cambered arch and open pediment, and attractive cast iron railings. Most of these remain intact except for the portico at No.215, which has

unfortunately been removed, and the four properties north of the junction now have shopfronts replacing their original ground floor details. All properties have stucco string courses between first and second floors and below the parapet cornice and stucco window dressings. Unfortunately, some of the parapets have been removed or altered. The pavilion buildings have two large attractive linked stucco arches enclosing the second and third floor windows and full height pilasters with stucco Corinthian capitals. The buildings on each side of the Beaumont Crescent junction are three windows wide, the corner sections recessed on both elevations, and featuring a first floor corner window surmounted by a second floor corner oriel window.



5.73 West Kensington Mansions flank the south junction of North End Road and Beaumont Crescent in a series of adjoining five storey red brick blocks with scalloped parapets. Most of the windows are timber sliding sashes with glazing bars in the upper section, those on the lower three floors are set within recessed round headed arches. The buildings retain their original cast and wrought iron boundary and balcony railings.

5.74 Nos. 2 to 12 (even) Beaumont Crescent are three storey houses with semi basements built as part of the same 1899 development, and to the same design and details, as Nos. 197 to 225 (odd) North End Road, but their entrance doors have pilasters and hoods instead of

projecting porticos and they have plain stock brick parapets instead of elaborate stucco ones. Unfortunately No. 2 has had the appearance of its front elevation detrimentally altered by the insertion of inappropriately designed multi-paned modern windows and by the cleaning of the brickwork. It bears a rectangular plaque, now partly obscured by an unsympathetically positioned waste pipe, with the inscription 'MARCUS GARVEY BLACK VISIONARY, PHILOSOPHER, AND LIBERATOR, WORKED HERE FROM 1935 UNTIL HIS DEATH IN 1940.'

5.75 Nos. 3 to 9 (odd) Beaumont Crescent are later three storey buildings with semi basements, which have red brick front elevations, canted bays only on the ground floor, and simplified details.

6 BROAD DESIGN GUIDELINES

6.1 The previous section described the character of the conservation area looking at individual buildings, groups of buildings and the general townscape in terms of identified sub-areas. This section identifies key components that define the character, or those which affect it, suggesting broad design guidelines to deal with each one.

6.2 Piecemeal changes to individual properties, when considered cumulatively, can have a severely negative effect on the special character and appearance of an area. The following section outlines factors the Council considers important in preserving the character of an area through encouraging good practice. Not all the alterations and works listed below require planning permission or conservation area consent. (*This is set out in a general leaflet for this conservation area, which residents of the conservation area should have received through their door. Alternatively, it is available from the Council at the address on PAGE 1).*)

6.3 In respect of the highway and its infrastructure the constraints on local government expenditure and the duty to maintain a safe surface means that priority cannot be given to providing historical materials or upgrading or altering street furniture.

Uses

6.4 The balance of uses within a conservation area is important in defining its character particularly if they reflect the historic development of the area. The main land use within the conservation areas is residential. However there are also numerous commercial premises including retail, offices and small workshops and the former Royal Ballet School. Hammersmith Cemetery is a large area of open space and forms an important part of the conservation area.

Alterations to Buildings

6.5 The character of the conservation area is derived from the groups of terraces and mansion flats, and their uniform appearance and form. Alterations to buildings can have a particularly damaging effect on this, destroying the homogeneity. The massing and rhythm of the buildings within a street is a key element in defining its character. Extensions and alterations to properties should not visibly affect their scale, rhythm and massing when seen from the street or any public space and should not be excessive additions to the properties.

6.6 The character of the conservation area is also derived from its distinctive street pattern and plot layout, which gives clues to the historical development of the area. Protection of the building line and pattern of the older streets is very important in preserving and enhancing the area's character.

Roof Extensions

6.7 Front roof extensions are generally considered unacceptable and will only

be considered if the property is within a terrace that has been significantly impaired by front roof extensions.

6.8 The design of any rear roof extension should be sympathetic to the character of the conservation area. Where they are visible from the street, including long views, then particular attention will need to be paid to their appearance. In some cases, high visibility of the rear roof of properties may prohibit a roof extension where it would have a visually detrimental effect upon the character of the conservation area.

6.9 Where traditional materials remain in place repairs or alterations to roofs and dormer windows should use matching traditional materials, i.e. slate, lead and timber. The reinstatement of traditional materials to roofs is encouraged whenever the opportunity arises.

6.10 Existing roof lines should not be disturbed. Raising the height of the ridge to accommodate greater internal ceiling height is considered unacceptable. Original features such as decorative ridge roof tiles, finials, crestings, cast iron gutters and down pipes, original roofing materials and their pattern should all be retained.

6.11 Chimney stacks which are visible from the street or public spaces should be kept. Original chimney pots should not be removed.

6.12 Modern additions such as satellite dishes, T. V. aerials, rooflights and vents should be as inconspicuous as possible. Enclosed water tanks and air conditioning units on roofs should be avoided.

Rear Extensions

6.13 The design and materials of rear extensions should be in keeping with the existing property and all planning standards in the Unitary Development Plan should be met. When they require

planning permission, rear extensions will be considered on their own individual merit.

6.14 Rear building lines should respect and take into account the value of rear gardens in landscape terms and should not prevent the opportunity for biodiversity.

6.15 Rear roof terraces cut into the slates of the rear extensions require planning permission, and will be resisted because of their detrimental visual effect upon the appearance of the building and possible overlooking of adjoining properties.

Basements

6.16 The excavation of front gardens to provide windows to basements, or increase the light to basements, would have a negative impact and will not normally be permitted where the planting of the front gardens is an integral part of the design of the street or terrace. However, they may be acceptable if they are sensitively designed and proportioned in accordance with the Council's approved 'Design Guidelines for Lightwells associated with Basement Rooms'.

Brickwork, Render and Painting

6.17 Properties should be retained in their original condition if they are not already rendered or painted.

6.18 Existing brick elevations including chimney stacks should be properly maintained and appropriate repointing undertaken where necessary. If a property's brickwork has been painted, advice should be sought from the Council regarding the removal of the paint, or the property should be repainted in a matt finish paint of a colour to match the original brick

6.19 Properties that are rendered, or have stucco mouldings, should preferably be left in their original state and specialist advice should be sought where re-rendering or

repairs are necessary. Where render or stucco is painted, it should be repainted an appropriate matt colour (or colours) i.e. white, pale or pastel shades rather than vivid colours.

6.20 Terracotta tiles or decorative panels should not be painted, and those that are should be carefully cleaned after seeking advice from the Council.

Windows and Original Features

6.21 Original architectural features such as timber sash windows, panelled doors, decorative stucco, moulded window surrounds and door cases, and historic shopfronts should be maintained and repaired wherever possible. Where renewal is unavoidable, owners are encouraged to reinstate these with exact replicas, or where features are missing recreate them using traditional or matching designs and traditional materials.

6.22 Owners of properties with unsuitable replacement windows should be encouraged to change them for those of a more appropriate design and materials when an opportunity arises.

Other Additions

6.23 Gutters, rainwater pipes and soil pipes should be replaced, when necessary, in their original form and material. The use of PVCu (plastic) is inappropriate on buildings within conservation areas, and should be discouraged.

6.24 The positioning of gas and electricity meters on external walls of buildings within conservation areas should be avoided. If absolutely necessary, their location should be carefully considered to minimise their visual effect upon the building and townscape quality of an area.

6.25 The routing of external cables for telephone, T.V., alarms etc., and the location of alarm boxes, gas flues, air conditioning units etc. on external walls

should be carefully considered so that they are located away from important architectural details to minimise their visual effect on the appearance of the building on which they are located, and the townscape quality of an area.

6.26 Satellite dishes will not be permitted where they would be visually obtrusive and where alternative locations are possible. Further detailed guidelines may be helpful in ensuring that they do not have a negative impact upon the character of the conservation area.

Building Line

6.27 The frontages on either side of a street define an enclosed space that is in a critical relationship to the scale of the buildings. This relationship has sometimes been lost by redevelopment breaking the rhythm of the elevations, spaces, entrances and fenestration patterns. Any new development in the future should respect the dominant building line within a street, and the general rhythm of the facades, conforming to the height and alignment of the existing frontage.

6.28 There is a definite pattern of fronts and backs throughout the conservation area with properties fronting onto the street or public space. The building line of the rear of buildings can also be important as can its relationship with gardens. This should be maintained as much as is possible throughout the conservation area through the careful design of any proposals to the rear.

Height

6.29 The area west of Palliser Road is of a low open character, with mainly domestic scale two and three storey terraces surrounding the cemetery. In contrast, the eastern part of the conservation area is tightly built, with mostly three or four storey residential and retail terraces, a group of five storey mansion blocks east of North End Road, two modern five storey

blocks of flats in Vereker Road, and seven storey blocks of flats in Charleville Road and Barons Court Road that act as local landmarks. Any new development should respect the general building height in each area.

Boundary Treatment

6.30 There is a mix of boundary treatments with a variety of railings, low brick walls and hedges, or a combination of these. Where the original railings remain in front of some properties these should be retained, and the replacement of those missing in the correct design and height encouraged, particularly where they will strengthen the original uniformity of the development. Hedge planting and greenery in front gardens is important both visually in softening the street space and because of its biodiversity value, and should be retained wherever possible.

6.31 Numerous Late 19th Century properties have low brick walls with distinctive features such as moulded stone copings or elaborate capped piers. These are important in defining the character of the area and uniting the terraces, and should be retained and kept in good condition, or reinstated where missing.

6.32 Unfortunately, several properties have no boundary definition. This spoils the rhythm and enclosure of the street. Ideally the original railings should be returned where appropriate, or in the later buildings a low brick wall of an appropriate and sympathetic design and materials.

6.33 It is considered that in the majority of cases black or dark green is the most appropriate colour to paint railings.

6.34 Alterations to, or removal of, original or traditional front walls and railings and their footings should be avoided as this has a visually detrimental effect upon the building and conservation

area. Owners are encouraged to maintain railings in good repair, and to reinstate them with traditional and appropriate designs where they are missing, in a design matching the original where it is known. Where gates are required, these should match the railings.

6.35 In streets and terraces with traditional railings, dustbin or meter enclosures should not be permitted where these would detract from the appearance of the area.

Forecourt Parking

6.36 There is considerable parking pressure within the Borough, which has resulted in an increased demand for forecourt parking. This can have a detrimental effect on the character and amenity value of the streetscape with the resultant loss of front gardens and their features, boundary treatments and the sense of enclosure these give, and in damaging the uniform appearance of terraces and groups of houses. The creation of a vehicular access will be resisted where the proposal will be detrimental to the environment of the area or where it will be likely to affect road and pedestrian safety or reduce the level of available on-street parking.

6.37 The creation of forecourt parking can result in the loss of on-street parking. This increases the potential for on-street parking stress, which can result in double parking and obstruction of the highway. This has a serious consequential effect on the health and safety of local residents, both directly and indirectly through the obstruction of emergency / social service vehicles. The maintenance of a safe and attractive environment for pedestrians and cyclists is also of primary importance, and vehicular access to properties via footway crossovers conflicts with these aims.

6.38 Consent for permanent crossovers and new vehicle access is needed under

highway legislation. In considering a request for crossovers under highway powers, the Council will likewise give particular attention to safety requirements.

Disabled Access

6.39 The Council will support dignified and easy access for disabled people to and within historic buildings and public open spaces. Suitable access for disabled people, which does not compromise a building's special interest, can normally be achieved if treated as part of an integrated review of access requirements for all visitors or users, and a flexible and pragmatic approach is taken.

Landscape and Floorscape

6.40 It is not only an area's buildings but also the spaces between them that are important to the character of an area. It is important that the roads and pavements form a neutral backcloth to the building within the conservation area.

6.41 Footpaths should be of uniform materials, ideally traditional, which are visually distinguishable from the road surface (which should ideally be black, unless original cobbles or setts exist) and visually subordinate within the townscape providing a coherent character throughout the conservation area.

6.42 All original granite kerb stones and areas of historic stone paving should be kept if practicable where it forms part of a significant composite scheme. The setts in Comeragh Mews (BoM) are of particular note as is the York Stone paving on the footway in Challoner Crescent.

6.43 Ideally, new paving should be large rectangular slabs of York stone or concrete of a uniform colour laid in a traditional interlocking pattern, not small multi-colour square slabs, nor brick pavers.

6.44 Tactile surfaces are not always appropriate in conservation areas. They

will only be installed where they are absolutely necessary (i.e. at controlled crossings such as zebra and pelican) where they are needed for safety reasons.

6.45 Any highway management schemes including vehicular crossovers should be of sympathetic materials that relate to their surroundings and are properly 'joined' to the surrounding footpaths/roads. They should take into account Department of Transport and English Heritage guidelines for conservation areas.

Street Furniture

6.46 The conservation area would benefit from more sympathetically designed lighting columns and lanterns should the opportunity arise.

6.47 Original bollards should always be retained where they have survived. New additions should replicate originals where they exist, but if they are replacing unsatisfactory modern bollards they should be unified to the metal replica upended ships' cannon type which has been adopted for use in the Borough's conservation areas.

6.48 Careful consideration should be given to the number and location of street signs, so as to avoid clutter. These should be reviewed with a view to reducing the number of columns by fixing signs to lamp posts etc.

6.49 The few remaining cast iron or enamel street name plates should if possible be retained.

Continuity and Historic Names

6.50 The Council considers the retention of the old names of sites and properties within the conservation area to be desirable. This would enable the historic identity and continuity of areas to be preserved. The names of historic or locally important developments and their associated signage and features

should be kept. This is particularly relevant to public houses. Historic names and associations should also be taken into account in the naming of any new developments.

6.51 Several new properties in the conservation area have date plaques. The Council would like to see, and will encourage, the inclusion of date plaques on any new developments. This would provide interesting features in the townscape and points of reference for the future. Where appropriate a plaque could be placed on public houses giving the original date, interesting historic associations and the old name if changed.

Opportunity Sites

6.52 Opportunity sites are sites where visual improvements are desirable and could be achieved through redevelopment or refurbishment.

6.53 It is considered that the following are opportunity sites:-

- Prefabricated practice studios of the former Royal Ballet School, Talgarth Road.
- Cowan Parade and some of the shopfronts in and adjoining North End Road.

6.54 Redevelopment will be judged against criteria suitable for a conservation area, in which new buildings should contribute positively to the visual quality of the area, respecting the dominant pattern of development in terms of plan form and height of the townscape.

Landmarks

6.55 There are several buildings within the conservation that are of landmark quality and can be seen as local landmarks. These include Barons Court Station, The Indian Cultural Centre, Charleville Court and Barton Court. These are important in local views and in providing features within the terraced development.

Setting of the Conservation Area

6.56 The setting of a conservation area is important in defining its character and appearance. Any development, or alterations to properties, affecting the setting of the conservation area should take full account of its character and appearance, and should preserve or enhance it, as described in the profile. Trees and shrub planting along the boundaries of properties should be maintained to enhance views and to provide an opportunity for biodiversity.

Views

6.57 Great care is required so as not to block, or have an impact on, key views by intervening or inappropriate development. The existence, and importance of these views should help determine the permitted heights of new buildings in the conservation area.

Open Spaces

6.58 Hammersmith Cemetery is the main open space within the conservation area and is important in providing an open aspect within this built up area. The other open space is the small island area in the eastern part of Barons Court Road. This is an important feature within the plan form of the area.

Trees

6.59 There are significant mature street and private trees of value to the townscape in the conservation area, some of which are the subject of Tree Preservation Orders. All trees in a conservation area, including those in rear gardens, are protected. Owners are urged to look after trees on their land and plant new ones in order to ensure a continuing stock of mature trees for future generations and to provide an opportunity for biodiversity.

6.60 A programme of planting should be initiated where appropriate to ensure there is new stock to replace these in the future.

6.61 Planting more street trees could be considered throughout the conservation area where underground services allow sufficient space.

Advertisement Hoardings

6.62 Advertisement hoardings are not substitutes for suitable boundary treatments. Where temporary permissions exist, and the hoardings detract from the amenity of the area, the Council will resist the renewal of these permissions.

6.63 The erection of any new advertisement hoardings within the conservation area will be resisted because of their detrimental effect upon its predominantly residential character.

Shopfronts

6.64 The removal or alteration of historically and architecturally interesting shopfronts will be resisted and, where they have been removed, restoration encouraged.

6.65 Where an original shopfront has already been partially removed, any surviving original elements and architectural features should be retained. Any new shopfronts should be carefully designed to incorporate the remaining traditional features.

6.66 Shopfronts spanning more than one property should avoid disrupting the vertical emphasis and should reflect the break between properties with pilasters.

6.67 Traditional materials should normally be used such as painted timber, (not tropical hardwoods) iron and render. Coated aluminium or steel will only be acceptable if the design of the shopfront is in keeping with the character of the building and enhances the conservation area.

Shop Signs etc.

6.68 Internally illuminated box fascias will not usually be permitted as they

are not sympathetic to the conservation area. Externally illuminated painted fascias, individually illuminated letters or neon words are preferred. Any type of internally illuminated signs should be carefully integrated into the shopfront as a whole.

6.69 Consent will not usually be granted to install internally illuminated projecting box signs. Traditional hanging signs, externally illuminated if necessary, are preferred and fixings should be located on the fascia, not on the pilaster or in a position that would damage decorative original features such as console brackets or pilaster capitals.

6.70 Security grilles where absolutely necessary should be open mesh and ideally located internally. Solid roller shutters should be resisted except where the window display remains visible and the door only is shuttered, or the shopfront is an open type e.g. greengrocers.

6.71 Where canopies are required they should be traditionally designed and located straight canvas canopies capable of full retraction. Modern plastic or PVC canopies or Dutch blinds are not appropriate within conservation areas and will be resisted.

6.72 Architectural details should not be obscured or removed and care should be taken to ensure that size, shape and position of canopies are appropriate to the building.

7 OTHER RELEVANT DOCUMENTS

Street Improvements in Historic Areas;
English Heritage, August 1993.

PPG 15: Planning Policy Guidance:
Planning and the Historic Environment;
Department of the Environment /

Department of National Heritage,
September 1994.

Conservation Area Practice: English
Heritage Guidance on the Management
of Conservation Areas; English Heritage,
October 1995.

Traffic Advisory Leaflet 1/96; Traffic
Management in Historic Areas; The
Department of Transport & English
Heritage, January 1996.

London Terraced Houses 1600 - 1860:
A Guide to Alterations and Extensions;
English Heritage, February 1996.

British Standard BS 7913:1998: Guide to the
Principles of the Conservation of Historic
Buildings.

Streets For All: A Guide to the
Management of London's Streets; English
Heritage, March 2000.

Building Regulations and Historic
Buildings: Balancing the needs for energy
conservation with those of building
conservation: an Interim Guidance Note on
the application of Part L; English Heritage,
September 2002.

The Unitary Development Plan: London
Borough of Hammersmith and Fulham,
adopted August 2003.

The London Plan: Spatial Development
Strategy for Greater London; Greater
London Authority, February 2004.

8 LISTED BUILDINGS IN THE CONSERVATION AREA

Building or structure	Grade
Palliser Road: Barons Court LUL Station	II

Margavine Road: Tomb of George Broad	II
Tomb of Abraham Smith	II
Tomb of Frederick Harold Young	II

St Dunstan's Road: No. 17 including wall, railings and gate	II
--	----

Talgarth Road: Nos. 135 to 149 (odd) (1 to 8 St. Paul's Studios)	II
---	----

9 BUILDINGS OF MERIT IN THE CONSERVATION AREA

Barons Court Road: Barons Court House; Nos. 2 to 60 (even); No. 23

Barton Road: Nos. 5 to 9 (odd)
--

Castletown Road: Nos. 1A to 11 (odd); Nos. 13 to 51 (odd); Nos. 2 & 4; Nos. 6 to 34 (even)

Challoner Crescent: Nos. 1 to 3 (consec.)

Challoner Street: Nos. 1 to 4 (consec.); Institute of Indian Culture (including No. 4A Castletown Road)

Charleville Road: Nos. 15 to 43 (odd); Nos. 18 to 56 (even)

Comeragh Mews: Stucco entrance arches and walls; Stone setts surface

Comeragh Road: Nos. 1 to 29 (odd); Nos. 43 to 71 (odd); Nos. 2 to 18 (even); Nos. 24 to 48 (even)
--

Fairholme Road: Nos. 1 to 43 (odd); Nos. 2 to 34 (even)

Hammersmith Cemetery:

Boundary walls, piers, railings & gates;
North, West & South Lodges; Chapel;
Octagonal mortuary building at rear of 17
St Dunstan's Road

Margravine Gardens:

Nos. 1, 3 & 3A; No. 5 (Studio House);
Nos. 2 to 6 (even) (Margravine Studios)
Nos. 8 to 12 (even)

North End Road:

Nos. 100A, 106 to 110 (even);
Nos. 171 & 173 (The Three Kings P. H.)
West Kensington LUL Station

Palliser Road:

Nos. 45 to 55 (odd)

Perham Road:

Nos. 1 to 41 (odd); Nos. 2 to 42 (even)

Talgarth Road:

No. 151 (Colet House, The Studio Society)
Nos. 153 & 155 (former Royal Ballet
School)

10 ARTICLE 4 DIRECTIONS IN THE CONSERVATION AREA

Planning permission is needed for most forms of development, including many building alterations. However, in order to prevent unnecessary interference in more straightforward work the "Town and Country Planning (General Permitted Development) Order 1995" grants a general planning permission for some types of development, including some alterations to dwelling houses. Because even these more simple developments can harm the character and appearance of a conservation area, Local Planning Authorities can remove these permitted development rights. This is done by the Council making a Direction under Article 4 of the General Permitted Development Order. There are no Article 4 directions in the conservation area at present.

Please note that these planning controls are in addition to those that apply everywhere. If you need advice as to what development does or does not need planning permission you should contact the Environment Department reception at the address on page 1.

11 UDP POLICY SH3 KEY LOCAL SHOPPING CENTRES

The Council's UDP designates Key Local Shopping Centres to provide accessible shopping and service facilities for their locality. Two of these (10 Barons Court and 11 North End Road (West Kensington)) fall partly within the conservation area. In these centres, uses within Class A2 or A3 will be permitted on the following basis:

- a) no more than one third of the length of frontage in an individual street block should be occupied by non-Class A1 uses;
- b) no more than 20% of the length of an individual street block should be in food and drink use (A3 Class);
- c) provision of a shop style fascia, with an appropriate window display, at ground floor level.

Other uses will be permitted subject to a), b) and c) and provided that they are complementary to the function of the centre.

In all calculations of the proportion of the frontage of street blocks in Class A1 and non-A1 uses, the Council will take into account unimplemented planning permissions for changes of use.

Notes

- 1 This street is named after the Margravine of Brandenburg-Anspach who lived from 1792 to 1821 at the now demolished Brandenburg House, which was on the bank of the River Thames.

2 Court Baron was a manorial court which was a private jurisdiction and effectively the property of the Lord of the Manor. The main function of the court was to determine ESCHEATS (property that falls to the feudal lord or the state for want of an heir, or by forfeiture) and transfers of land, to enforce manorial custom and the management of commons and wastes.

3 After the construction of Nos. 1 to 8 St Paul's Studios it became known as No. 9. It has two large identical ground floor studios with associated living quarters, and a huge 35ft. x 75ft. studio on the upper

floor originally reached by small tower staircases. In the 1890s Edward Burne-Jones worked here on his very large painting 'Arthur of Avalon' now in Puerto Rico, and other artists included Arthur Dampier and Frank Brangwyn.

"Take Barons Court Studio.....It was a wonderful place..... the finest studio in London - a place fit for Michaelangelo himself."

(Brangwyn's Pilgrimage; William de Belloche, 1948, page 239.)

Sketch showing inappropriate alterations and good practice to a property within the conservation area





2002-2003
Improving Urban Green Spaces
2003-2004
Street and Highway Works



INVESTOR IN PEOPLE