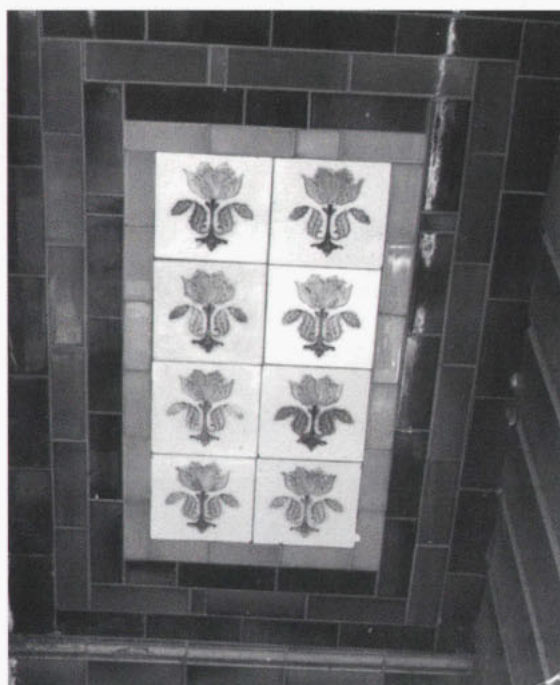


between the streets and in some cases in groups within the streets. This gives the area a richness derived from the varied appearance and detail of the terraces.

5.5 A large amount of the houses were built by the building company Allen & Norris using pattern books, as was common practice at this time, rather than employing an architect. This included the extension of the Fulham Palace Road Estate, Crabtree Lane and Niton Street by 1899 and the then called Crabtree Farm Estate by 1911. The latter included Rannoch, Skelwith, Larnach, Colwith, Bowfell, Nella, Ellaline, Silverton and Rosedew Roads and the completion of Rainville Road and Wingrave Road.

5.6 Built of brick, red or stock, some terraces have slate roofs and others tile roofs. Many have render or rough cast details, usually to the bay, gable or upper storey. Others have decorative brick panels or hung tiles. The windows are timber framed, usually sashes though some have casements. There are a variety of brick arch details and decorative lintels to the front facades of the properties. Original doors are timber and many of the earlier properties retain the tile work to the front paths and recessed porches.



Typical tile work to recessed porch

5.7 Most properties have bay windows and these together with gable features are important in defining the rhythm of the street and providing relief in the facades. Some have bays to the ground floor only, others have two storey bays with gables, in rough cast or brick, or with hipped slate roofs. The recessed or covered porches are also fine features and many have good column and capital details.

5.8 Boundary treatments include brick walls, railings, and timber palings, or a mixture of these, some with hedge planting behind. These are important in defining the street edge. Unsympathetic modern materials have unfortunately been used in places including moulded concrete blocks.

5.9 The conservation area benefits from many street trees which can be found in most of the streets. These contribute significantly to the character of the area. Many of these have been planted quite recently and will provide fine features in the future like those found at the southern end of Rannoch Road



Lochaline Street viewed from Rannoch Road

Winslow Road and Lochaline Street

5.10 Winslow Road forms the northern boundary of the conservation area and consists of terraced properties facing Frank Banfield Park on the northern side of the road. These are simpler properties than those seen elsewhere in the conservation area. Built of red brick with slate roofs they have ground floor bay windows with a continuous sloping roof forming a porch hood. There are similar properties in Lochaline Street.

Parfrey Street

5.11 There are five terrace types in Parfrey Street and they have different gable details and a varying degree of stucco/render ornamentation to the front to include capital details, lintels and some banding. The properties are red brick with slate roofs. They have paired porches, some recessed, some with hoods. Of particular note are the original sash windows to terrace type Nos. 2 to 68(even), 1 to 23, 25 to 43 and 57 to 65(odd) with their decorative glazing bars to the upper sash. Nos. 57 to 65(odd) have unusual 'tuck pointing'.



Terraced properties in Parfrey Street

Colwith Road

5.12 Nos. 1 to 19(odd) and 2 to 14(even) Colwith Road are in the style of the Crabtree Estate. Nos. 46 to 70(even) are of an unusual Elizabethan style and have crittel windows and a brick boundary wall. There are lock up garages/sheds to the rear, with taps and lamps, which are believed to have been built in the 1920's on the site of Allen and Norris workshops.



Terraced properties in Colwith Road

5.13 Properties Nos. 21 to 63(odd) and 72 to 86(even) Colwith Road are of a different detailed design. The bay windows have brick piers with stucco lintel and capital details and decorative arched openings to the paired recessed porches. The first floor is rough cast as is the gable end which also has 'timber effect' detail. There is a decorative brick course at eaves level and the roofs are tiled.

5.14 Views westwards along Colwith Road towards the river reveal the focal point formed by Thames Reach, a development of flats by Richard Rogers. Thames Reach does not form a full block to the street but is broken up by suspended balconies which enable glimpses of the Harrods Depository on the opposite side of the river. Views east reveal the local landmark of Melcombe school which is not otherwise visible in many views within the conservation area. There is a 'SBL' stone inscription in the boundary wall (School Board of London).

5.15 Charing Cross Hospital can be seen in views east along the streets in the northern part of the conservation area. There is a small landscaped pedestrianised section which prevents vehicular traffic continuing along Manbre Road into Rannoch Road. The end of terrace properties define the street edge of Manbre Road allowing views to the rear of properties in adjoining streets, whereas terraces front onto Rannoch Road.

Rannoch Road and surrounding streets

5.16 The properties in Skelwith Road, Rosedew Road, Bowfell Road, Nella Road, Larnach Road, Ellaine Road, Silverton Road and Rannoch Road and Nos. 2 to 40(even) Crabtree Lane are all of the same design. The main difference with these properties is that they have timber casement windows, decorative tile hanging on the bays and a sloping tiled roof to the porches which also have a timber balustrading detail and shared granite columns with decorative floral capitals. The first floor is roughcast as is the gable end with 'timber effect' detail and they have tiled roofs with decorative ridge tiles remaining in places.

Many of these properties retain their original boundary walls of a solid appearance with stone infill panels in a brick surround.



Typical Crabtree Estate properties, Rannoch Road

5.17 All the properties in Skelwith Road were destroyed by bombing during World War II. The street was rebuilt in a similar style during the 1950's but the properties have slightly simpler details including tiled gables and straight porch hoods. There is a Borough Plaque on 115 Rannoch Road inscribed, 'Morgan Phillips - 1902-1963; lived here 1959-1963; General Secretary of the Labour Party 1944-1962'.

5.18 Views west along Skelwith Road towards the river reveal the gaps between the Thames Reach buildings and the adjacent property, which enables views across to the opposite side of the river which is characterised by a semi rural feel. Views westwards along Bowfell Road towards the river reveal the full impact of the former Duckhams Building(BOM) now the offices of the Richard Rogers Partnership.

Wingrave Road

5.19 Wingrave Road contains terraces of a similar appearance to those in Colwith Road on one side but with hipped slate roofs to the bays. There is a mix of back yards, gable ends and a small corner shop on the other side of the road. Petley Road, which leads into Wingrave Road, is fronted by residential terraces on both sides some of a simple appearance others like those in Colwith Road.

Rainville Road & Holyport Road

5.20 The western boundary of the conservation area, formed in part by Rainville Road and Holyport Road, is a continuous solid frontage of Victorian terraced properties. Views southward along Holyport Road reveal the landmark building of the Queens Manor School(See para 5.25).

5.21 The junction of Rainville Road with Crabtree Lane provides a coming together of a variety of architectural styles as the residential area meets the development along the riverside area. Crabtree Lane contains a variety of terrace types seen elsewhere in the conservation area, Nos. 71 to 77(odd) with rubbed brick arches with bracket keystones and decorative brick/terracotta panels to the bays. There is a post war infill development of flats, matching the scale of the street and continuing the building line. No. 42 Crabtree Lane(BOM) is a detached house. This is an 18th Century farm cottage refronted in the 1890's.



Terraced properties in Rainville Road

5.22 Rainville Road becomes Holyport Road south of the junction with Crabtree Lane. The east side of Holyport Road consists of two storey Victorian residential terraced properties. On the west side there are similar terraces, part of the modern development, Rosebank, of five storeys (outside the conservation area), and the three and four storey development which forms part of sub-area B. Views southwards along Holyport Road reveal the Queens Manor School which forms a visual stop opposite the end of the street.

Niton Street

5.23 Niton Street is the only street within the

Crabtree Conservation Area covered by an Article 4 direction. It is significantly different from the other residential streets. Niton Street is a relatively wide tree-lined street. Although of a standard architectural type, the properties in Niton Street possess noticeably more detail than the previous streets. There are rubbed brick aprons below the windows and arched tripartite casements to the first floor bays, mirrored in the paired recessed porches, below rendered gables with decorative medallion.

Woodlawn Road

5.24 Woodlawn Road, like Rannoch Road, is an arterial route, and runs through the southern part of the conservation area. It is characterised by the flank walls of end of terrace properties which together with boundary walls, and the typical terraces Nos. 1 to 47(odd) and 49 to 75(odd), form the street edge. Planting in back gardens, particularly trees are important elements in softening this hard street. Views to the backs of properties are evident throughout. There are a number of corner shops generally concentrated at the junctions.



The locally listed Queens Manor School

Queens Manor School

5.25 The Queens Manor School(BOM), formerly called Queensmill Primary School, was erected in 1903. It is typical of School Board buildings of the time and was designed by Henry R Perry and Mr Marley. It opened in 1904 when it was called the McMurdo Road School and was renamed Queensmill School in 1905. The LCC Coat of Arms and the inscription 'London County Council - Queensmill Road School' can be found

on the School Keepers House side elevation to Woodlawn Road.

5.26 The school has a central block with two side wings forming a symmetrical whole which is not reflected in the fenestration and detailing. The eastern elevation of the main block, unlike the western elevation, has a central tower. The school shows a mix of styles including Flemish gable ends and some Egyptian features like the columns and chimney heads. There is extensive use of unglazed terracotta detailing including decorative surrounds to oriel windows, commemorative plaques, quoins and corbels. Terracotta is also used in the impressive boundary wall which retains the girls and boys entrances and remains mostly intact. Windows are all timber and mostly sashes.

Queensmill Road

5.27 Queensmill Road, at the junction of Woodlawn Road looking east towards Fulham Palace Road, unfortunately possesses a number of properties with mansard roof extensions, providing a third floor to the properties. Opposite the end of Queensmill Road looking east towards Fulham Palace Road, the Chapel of the Fulham Cemetery provides a landmark. There are views towards the river corridor from the now landscaped stretch of Stevenage road which runs to Lysia Street behind Queensmill School which adjoins Rowberry Mead, a small park in the Fulham Reach Conservation Area.

Southern part of sub-area

5.28 The streets that intersect with Woodlawn Road are typical Victorian terraced properties. They have slate roofs and two storey canted bay windows with hipped roofs. As a whole their townscape feel reinforces the sense of place and the character of the conservation area. The longer back gardens give a more open feeling along Woodlawn Road with views to the rear of terraces and of the planting in the gardens.

5.29 There are building types which differ slightly from the main fabric of the area. Nos. 1 to 91(odd) and 2 to 94 (even) Harbord Street were