

purpose built as two flats. Nos. 1 to 4 (consec) Inglethorpe Street are larger than the other houses in the street, as is No. 106 Kenyon Street, which has an octagonal bay. Nos. 96-106 (consec) Langthorne Street were built in the 1950's, but in a 1930's style, following bomb damage.



*Typical terraced properties*

**5.30** Many of the properties have retained all, or some of their original detailing such as timber sash and casement windows, timber doors, wall tiles in recessed porches and tiled front paths. No. 62 Langthorne Street retains its original shopfront and has a York stone forecourt. Those original shopfronts that remain are important in defining the character of the conservation area.

**5.31** Unfortunately, in places original features have been replaced with inappropriate modern alternatives and this, together with the painting of the brickwork of properties, affects the uniform appearance and coherence of the individual streets and terraces. Inappropriate works include the enclosure of recessed porches, replacement of windows or alterations to the glazing bar patterns, and replacement of doors.

**5.32** There have been some insensitively designed rear and roof extensions. The rear extensions are easily visible in the terrace/garden garden/terrace layout, especially from Woodlawn Road which bisects part of the conservation area. Similarly, some roof extensions bear little relation to the rest of the buildings.

**5.33** Along Woodlawn Road is the former Finlay Street School (BOM) which marks the southern

boundary of the conservation area. It dates from the early 20th century. Built of brick, it is mainly single storey with pitched slate roofs and tall timber sash windows. It was opened in August 1905 and is thought to have been designed by Henry R Perry. Four of the original cast iron rainwater hoppers and downpipes remain.

#### **Fulham Palace Road (southern part)**

**5.34** The southern end of Fulham Palace Road has a residential feel, with large detached and semi-detached Victorian properties and short terraces forming a continuation of the residential fabric to the west. These properties share a similar character and appearance to those seen in Niton Street.

**5.35** The two storey terraces between Harbord Street and Lysia Street were purpose built as two flats with a single front entrance door with panels on either side set in recessed porches. Nearly all the properties retain this entrance feature and many have the black and white tiled entrance paths. These are important features which should be retained. The enclosure of the porches or insertion of a pair of doors are inappropriate alterations.

**5.36** The northern part of Fulham Palace Road within this sub-area is defined by Clifford Haigh House. This is a housing association development immediately north of No. 288 Fulham Palace Road. Adjoining this is the present day St. Clement's Church designed by Michael Briscoe and built in 1976. This is on the site of the former Church Hall. Clifford Haigh House is on the site of the original Church which was designed by Sir Arthur Blomfield and built in 1885-86.

**5.37** Nos. 288 to 296 are Buildings of Merit. Built with red facing bricks they have details including decorative lintels and capitals to the bay supports and a porch with balustrading. They have decorative stucco panels on the bays between the ground and first floor windows, pitched slate roofs and timber sash windows. No. 290, the Hermitage, has an inscribed decorative stone on



the front with 'AD 1899', No 292, Edelweiss, is inscribed '1899' in the front gable and No 294, Daisycroft, is inscribed '1900' in the front gable. Of note is the pillar box inscribed 'E VII R' at the junction with Niton Street.



View of paired properties on Fulham Palace Road from Fulham Cemetery

**5.38** The United Reform Church (1986) at Harbord Street is a simple brick church with a large foyer in front. It replaced the Congregational Church and School by Cooper & Williams (1904-08), which used to be adjacent to St James' House. A stone to commemorate the union of Fulham Palace Road and Wandsworth Bridge United Reformed Churches was set on the 8th January 1984. There is a further stone in the United Reformed Church that was laid by the eldest and youngest members of the congregation in January 1987.

**5.39** Four other foundation stones laid when the Congregational Church was enlarged and these are inscribed as follows:

*'This stone was laid by The Rt Hon David Lloyd-George MP - 9th April 1908 - Behold your young men shall see wisdom'*

*'This stone was laid by Edward Spicer Esq - 9th April 1908 - Come unto his Courts'*

*'This stone was laid by Charles William Toms Esq - 9th April 1908 - This is my memory unto all generations'*

*'This stone was laid by William Howard Winterbotham - 9th April 1908 - The God of Heaven, He will prosper us'.*

**5.40** The south east corner of the conservation area and this sub area, is defined by Robert Owen House. This is a development of five blocks of flats, the four main ones being four storeys. They are built of brick and have pitched roofs with pantiles and large chimneys adding interest to the sky line. The Fulham Coat of Arms can be found at third floor level. The rear boundary walls to the properties in Harbord Street and Finlay Street are of note.

## **B The Crabtree Riverside**

**5.41** The small area of riverside within the conservation area is one of the oldest landing spots on the river and is the site of an historical crossing. The part of the conservation area to the west of Rainville Road is designated an Area of Archaeological Importance and forms part of that found running along the river in the Fulham Reach Conservation Area.

**5.42** The river itself and the surrounding riverside are within the Fulham Reach Conservation Area. The character of this area is described in the published Conservation Area Character Profile and this should be considered together with the description in this profile.

**5.43** This area, at the western end of Crabtree Lane still retains its riverside wharf character. This is one of the few opportunities to view the River Thames from the conservation area and the strong green edge of the opposite riverbank. The current water-borne uses of the river itself are important elements in the character and appearance of this part of the conservation area as are the foreshore and the river bank.

**5.44** The main buildings within the sub-area are the Rathbone Works, Crabtree Public House, Crabtree Hall and the Boat House (all BOM's). The scale and height of the buildings is slightly greater than that of the terraced development in the main body of the conservation area. The grain and scale of the development is reminiscent of the historic development along the riverside, and together with the commercial uses gives this sub-area a distinct character.





*Palace Wharf and riverside*

**5.45** There are office developments and converted warehouses. The Rathbone Works (now known as Palace Wharf) was built in 1907 and was the former Jackson's Plaster works. Of brick construction it abuts immediately onto the river front blocking the river walk forming part of the Thames Pathway. The original building dates from 1907 and has metal casement windows with blue brick arches. The ground floor of this building was originally used as stables.

**5.46** There are bollards on either side of the main entrance to Palace Wharf. These are believed to denote Parish boundaries and were brought from Westminster; one is inscribed 'St John the Evangelist' and the other 'St Margaret & St John, Westminster'. Between this building and the Crabtree Public House is an extension to the works built in 1933, designed by H. Shaw.

**5.47** The origins of the Crabtree Public House, which had various names, seem to date back at least to the 18th Century. The old building was demolished and the present building, by Messrs. Bird and Walters (architects and surveyors) erected in 1898. Alterations were carried out in 1935 by the architects F J Fisher & Son.

**5.48** Built of red brick the building has a picturesque composition in the Arts and Crafts tradition with rubbed brick window arches and decorative string courses. There are a variety of timber windows including casements and sashes and the tall chimneys and gable ends provide an interesting skyline.

**5.49** The river walk continues in front of the Crabtree P.H. and the adjoining open space which serves as a beer garden. This allows views of the river from the conservation area. There is a draw dock providing access to the river and the foreshore widens to form a feature with two willow trees growing in the shingle beach. This is an important historical river crossing point.

**5.50** Crabtree Hall (BOM) was built in 1927 and designed by S. Clough. It provided a public hall and residential accommodation with commercial premises at the ground floor. It is a concrete frame building with brick infill panels. Also forming part of this block is the Boat House (BOM), built of stock brick. It is now in office use but has been sensitively converted and retains its simple character and appearance. There was a building on this site in 1865 but the current building dates from 1912 and was extended in 1920 to provide a mirror image to the main facade.



*The Boat House with Crabtree Hall and the Crabtree Public House*

**5.51** Other buildings in this sub-area include Victorian residential development including terraced housing, one originally with a shopfront and a block of flats. These form a strong cohesive group of brick buildings and have common lintel details. The original timber sash windows remain in most properties.

**5.52** The detour from the river along this part of the river walk is of interest in townscape terms, and allows contact with the buildings in this sub-area, though it is unfortunate that there is not also



# PLAN OF THE CONSERVATION AREA BOUNDARY & SUB AREAS





