

the opportunity to continue walking along the river's edge. The route through the pergola back to the river walk via Crabtree Wharf reminds us of the human scale of the riverside development in this area.

C Fulham Palace Road

5.53 This sub-area forms the eastern boundary to the northern part of the conservation area. It is characterised by the mixed use of office, retail and residential. It is noticeably noisier than the main body of the conservation area, as is the nature of a major road. Fulham Palace Road is the main connection north/south between Hammersmith and Putney.

5.54 Brandenburgh House is a former Nurses' Home, No. 116 Fulham Palace Road, and is listed Grade II. Built in 1905, it was designed by A Saxon Snell. There is a pedestrian tunnel running under Fulham Palace Road that previously linked the property with the Charing Cross Hospital site. Built of brick it has roughcast to the second floor and pediment and a slate roof with heavy bracketed eaves and irregular chimneys. The first and second floor windows are timber sashes and there are timber mullion and transom casements to the ground floor.

5.55 Keir Hardie House to the south is a five storey block of flats with the Fulham Coat of arms at first floor level. It retains the original railings to the boundary and balconies.

5.56 There is then a return to three-storey buildings with shops on the ground floor with residential above. These remain the most coherent building type along the street, interrupted by larger public buildings or by modern commercial development. No. 152, James Wendon House, has a green tile surround in its Parfrey Street entrance and retains the original decorative iron gate posts, gate and railings.

5.57 The Melcombe Primary and Infants' School (Grade II) in Fulham Palace Road was designed by T J Bailey in 1901 and is an example of Bailey's



Melcombe Primary School listed Grade II

late school work. It is of red brick, buff terracotta and has a red tiled roof. It is unusually elaborate and well preserved with the centre block flanked by square towers with pyramidal roofs. There is an unfortunate modern extension though this has caused limited physical damage to the main building. The LCC Coat of Arms and the inscription 'Fulham Palace Road School AD1901' can be found on the front elevation. It is of landmark quality and is evident in views along Fulham Palace Road and northward from Rosedew Road.

5.58 Immediately to the south of the school and at the junction of Rosedew Road is a new office development on the north side. Built of brick it is of three storeys with sash windows and classical porch details. Between this new office development and the rear of the properties on Colwith Road, are glimpses of the Melcombe Primary School. This is followed by a petrol filling station on the opposite side of Rosedew Road and No 190, built in 1913, which was the former estate office of Allen and Norris. (see para 5.5).

5.59 Nos. 192 to 206 and 208 to 220(even) (BOMs) are a terrace of Late Victorian/Edwardian properties dating from 1911 to 1913 with retail or commercial use at ground floor level. These have a particularly fine frontage, each property with bay windows at 1st and 2nd floor level with tripartite windows, alternate bays having gable end details. The tile roof has decorative ridge tile details and the chimneys provide further interest to the skyline as does the curvy roof. Most retain the

original doors and No 216 would appear to retain the original shopfront and tiling.

5.60 Further interest is provided by decorative panels, and stone surrounds to the windows which remain unpainted on some properties. It is fortunate that much of the original shop front surrounds remain intact and similar detail can be seen mirrored at eaves level.

5.61 Southwards along Fulham Palace Road is another petrol filling station. This was formerly Craig's Garage and before then an early omnibus garage. Directly to the south is Cobbs Hall, built in 1963, a five storey block of no intrinsic architectural value which is visually quite dominant at the junction with Lillie Road. The development is named after Sir Cyril Cobb the former MP for West Fulham. The Conservative Association Office at which he was based formerly stood on this site.

D The Fulham Cemetery

5.62 The Fulham Cemetery, along Fulham Palace Road, is a significant part of the open space within the borough and designated a Nature Conservation Area in the Unitary Development Plan. It is bounded by railings and a stone wall (BOM). A line of mature trees and a long hedge further strengthens this boundary. Within the cemetery are contained many headstones and memorials as well as a number of reasonably mature trees and hedges.

5.63 In 1865, a portion of nursery was bought for use as a cemetery. The original part of this cemetery existed nearest to the Lillie Road Recreation Ground. The first addition to the cemetery was made in 1874 when the ground was enlarged and the existing entrance in Munster Road was laid out. Another addition was made in 1880.

5.64 At the entrance to the cemetery are the Lodge (BOM) which was the superintendent's residence, and opposite is the Church of England Chapel (BOM). These two buildings were



The locally listed Chapel and boundary railing to Fulham Cemetery

designed by J G Hall and are thick set Victorian Gothic with a bellcote. They were built in 1865 when the architect was a pupil of A W Bloomfield. The lodge is inscribed with the Bishop of London's Badge and the construction date. The Dissenters' Chapel was situated beyond the Lodge. The railings to the cemetery fronting onto Fulham Palace Road are structures of merit.

5.65 There are several handsome memorials to distinguished Fulham families in the area of the Cemetery between the Chapel and the boundary with Lillie Road Recreation Ground. These include the Flew family, a Palliser grave, and Emily Sullivan and her husband the 2nd Earl of Carnwath. There are also two Crowther family graves to the right of the footpath leading from the Munster Road entrance.

5.66 The Cemetery also contains numerous War Commission headstones and a plot set aside for Second World War burials to the rear of Fulham Cross School. There is also a memorial here to those buried in sections 2A, 2C, 6B and 11 of the Cemetery as well as a memorial to seven victims of the 1914/1918 War buried elsewhere in the Cemetery. There is also a very handsome 1914/1918 and 1939/45 War Memorial facing the footpath which leads from Munster Road entrance, which was erected by the Commonwealth War Graves Commission.

5.67 The cemetery provides a sense of openness. The principal avenue extends from the entrance in Fulham Palace Road to Munster Road. Minor

paths, which are attractively arched over with trees extend at right angles from this avenue, to other parts of the cemetery. There are good views of the large two-storey Edwardian houses over the hedge at the boundary from within the cemetery.

Adjacent to the cemetery is a recreational ground. This is not included within the conservation area.

5.68 The Chapel at the entrance to the cemetery can be seen from Queensmill Road; the main body of the conservation area. Views into the main body of the conservation area are possible along each of the streets which intersect with the Fulham Palace Road.

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. This section identifies key components which 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 affect on the special character and appearance of an area. The following section outlines factors the Council considers to be 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 are important in defining its character particularly if they reflect the historic development of the area.

6.5 The main land use within the conservation areas is residential and public open space. However there are also educational and numerous commercial premises including retail, offices and small workshops. The mixed use nature of the riverside sub-area is a key element in defining its character.

Alterations to Buildings

6.6 The character of the conservation area is derived from the groups of terraces, 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.

Disabled Access

6.7 The Council will support dignified and easy access to and within historic buildings for disabled people. 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.

Roof Extensions

6.8 Front roof extensions are generally considered unacceptable and will only be considered if the property is within a terrace which has been significantly impaired by front roof extensions.

6.9 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 detrimental affect on the character of the conservation area.

6.10 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.

6.11 Original features such as decorative ridge roof tiles, finials, cast iron gutters and down pipes, original roofing materials and their pattern should all be retained.

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

6.13 Modern additions such as satellite dishes, T.V. aerials, rooflights and vents and telephone and other cabling should be as inconspicuous as possible. Enclosed water tanks on roofs should be avoided.

Rear Extensions

6.14 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.

6.15 Rear building lines should respect and take into account the value of rear gardens.

Brickwork, render and painting

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

6.17 Existing brick elevations including chimney stacks should be properly maintained and

appropriate repointing undertaken where necessary. If a property has been painted advice should be sought from the Council regarding whether the paint can be safely removed or the property should be repainted a brick colour to match the colour of the original brick.

6.18 On properties which are already rendered or have stucco mouldings these should preferably be left in their original state and specialist advice should be sought where re-rendering or repairs are necessary. On properties where render or stucco is painted, it should be repainted an appropriate colour (or colours) i.e. white, pale or pastel shades rather than vivid colours.

Windows and original features

6.19 Original architectural features such as timber sash windows, panelled doors, decorative stucco, moulded window surrounds, door cases, decorative tiling in recessed porches and to front paths and historic shopfronts should be maintained and repaired wherever possible. Where renewal is unavoidable or features missing, owners are encouraged to reinstate these with traditional or matching designs.

6.20 All original features should ideally be kept. If their loss is unavoidable they should be replaced with exact replicas.

6.21 Owners of properties with poor replacement windows should be encouraged to change them for those of a more appropriate design when an opportunity arises.

Other Additions

6.22 Alarm boxes should be located away from important architectural detail so as to minimise their effect on the townscape quality of an area and the appearance of the building on which they are located.

6.23 Satellite dishes and T.V. aerials will not be permitted where they would be visually obtrusive and where alternative locations are possible.

6.24 Further detailed guidelines may be helpful in ensuring that they do not have a negative impact upon the character of the conservation area.

6.25 The positioning of gas and electricity meters on external walls is to be avoided or, if absolutely necessary, their location should be carefully considered. The routing of external telephone, tv cables, etc., on external walls should be carefully considered.

6.26 Gutters, rainwater pipes and soil pipes should be replaced, when necessary, in their original form and material. The use of PVC should be discouraged.

Setting of the conservation area

6.27 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 the character and appearance of the conservation area, and should preserve or enhance it, as described in the profile.

Continuity and historic names

6.28 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 new developments.

6.29 The Council would also like to see 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.

Landmarks

6.30 There are numerous local landmarks within the conservation area forming features within views. These include Melcombe Primary School, Queensmill Primary School and the chapel and gates to Fulham Cemetery.

Views

6.31 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.

6.32 The only opportunities for an outward panorama of the south bank of the river is from Palace Wharf, that is, adjacent to the Crabtree Public House and the Rathbone Plaster Works. This view across the Thames is of importance. Within the conservation area the Chapel and Lodge in Fulham Cemetery and Queensmill School provide focal points for views along Queensmill Road and Holyport Road, respectively.

Building line

6.33 The frontages on either side of a street define an enclosed space which 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 and spaces. 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.

6.34 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.