

Boundary treatment

6.35 There is a mix of boundary treatments with a variety of brick walls, railings and hedges, or a combination of these. The original walls remain in front of many 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. The hedge planting and greenery in many of the front gardens is important in softening the street space.

6.36 Unfortunately, several properties have no boundary definition. This spoils the rhythm and enclosure of the street. Ideally walls to match the design of the original should be returned where appropriate.

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

6.38 Permission should not be granted for alterations or removal of original or traditional front walls and railings and their footings. Owners should be 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.

6.39 In streets and terraces with traditional railings, dustbin or meter enclosures should not detract from the appearance of the area.

6.40 The excavation of front gardens to provide windows to basements or increase the light to basements should not be permitted in areas where the planting of the front gardens is an integral part of the design of the street or terrace and the extent of the excavation would negatively impact upon this. They may be acceptable if they are sensitively designed and proportioned.

Landscape and floorscape

6.41 It is not only an area's buildings but also the

spaces between them which 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.

6.42 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.

6.43 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.

6.44 Ideally new paving should be rectangular and not square, and if not york stone at least of the same colour.

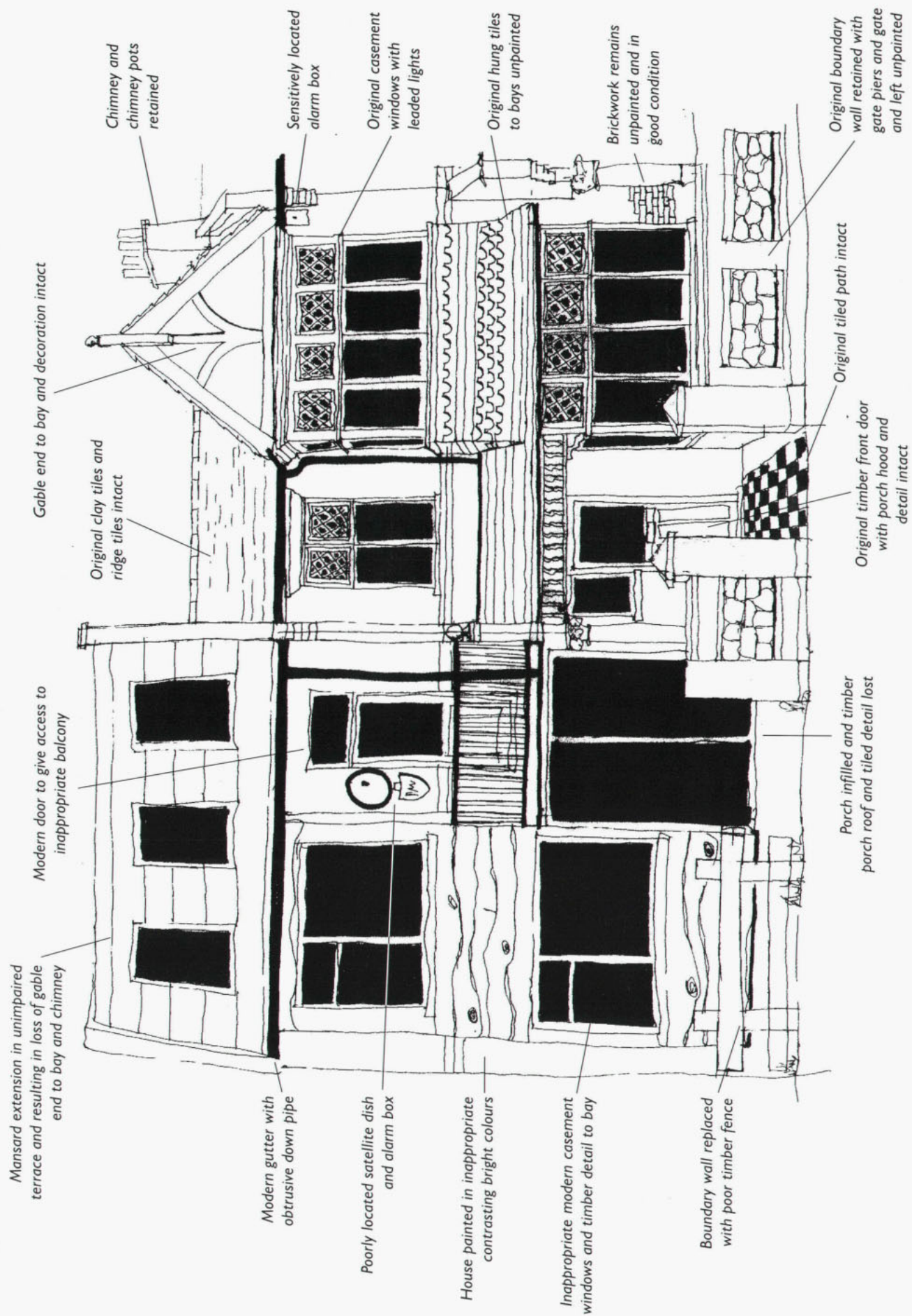
6.45 Tactile surfaces are not always appropriate in conservation areas. Where they are absolutely necessary (i.e. at controlled crossings such as zebra and pelican) they need to be of contrasting colour for safety reasons. However we will not install them anywhere else.

6.46 Any highway management scheme's should be of sympathetic materials which relate to their surroundings and are properly 'joined' to the surrounding footpaths/roads and take into account where practical English Heritage guidelines for conservation areas.

Open Spaces

6.47 The largest open space is the Fulham Cemetery to the east of Fulham Palace Road. Apart from this there are only a few minor open spaces created by traffic calming measures whereby vehicular traffic is restricted and the resultant pedestrian space has been partially landscaped as at Manbre Road south of Parfrey Street and the frontage of Queensmill Primary School overlooking the river.

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



6.48 The area to the side and in front of the Crabtree Public House provides a pleasant riverside open space. This extends into the Crabtree Drawdock and the shingle beach with the two willow trees, an important space along the foreshore, which are within the Fulham Reach Conservation Area.

Trees

6.49 Significant mature street and private trees of value to the townscape in the conservation area have been indicated. All trees in a Conservation Area, including those in rear gardens, are protected. Owners should be urged to look after trees on their land and plant new trees in order to ensure a continuing stock of mature trees for future generations.

6.50 If resources become available in the future planting more street trees could be considered throughout the conservation area providing underground services allow.

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

Street furniture

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

6.53 All existing concrete or metal bollards should be reviewed, and if they are still required be replaced with the traditional cast iron bollards.

6.54 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.

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

6.56 Several new properties in the conservation area have date plaques. These should be

encouraged on all new developments as they provide a sense of historical continuity and add interest in the streetscape.

Opportunity Sites

6.57 Opportunity sites are sites where visual improvements are desirable and could be achieved through redevelopment or refurbishment. It is considered that there are no opportunity sites in the conservation area at present.

6.58 Redevelopment should 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.

Advertisement hoardings

6.59 The proliferation of advertisement hoardings in the conservation area should be discouraged. Permission should not be granted for new hoardings.

Shopfronts

6.60 The removal or alteration of historically and architecturally interesting shopfronts should be resisted and their restoration encouraged.

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

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

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

Shop signs

6.64 Internally illuminated box fascias should not usually be permitted where they are not sympathetic to the conservation area. Individually illuminated letters or neon words are preferred. Any type of internally illuminated signs should be carefully integrated into the shopfront as a whole.

6.65 Consent should not usually be granted to install internally illuminated projecting box signs. Traditional hanging signs are preferred, located in such a position as to avoid damage to original features.

6.66 Security grilles where absolutely necessary should be open mesh and ideally located internally. Solid 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.

6.67 Where canopies are required they should be straight canvas canopies capable of full retraction.

6.68 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

The Unitary Development Plan; London Borough of Hammersmith and Fulham, adopted December 1994.

Department of the Environment/Department of Heritage; Planning and the historic environment PPG 15, September 1994.

Conservation Area Practice, English Heritage guidance on the management of conservation areas; English Heritage, June 1993.

8 LISTED BUILDINGS IN THE CONSERVATION AREA

Buildings	Grades
Fulham Palace Road:	
No. 116 (Nurses' Home, formerly listed as Brandenburg House)	II
Melcombe Primary and Infants School	II

9 BUILDINGS OF MERIT IN THE CONSERVATION AREA

Finlay Street:
Jack Tizard School

Queensmill Road:
Queensmill School

Crabtree Lane:
No. 42
Nos. 81 and 83
Crabtree Hall
Old Wharf Building (Rathbone Works)

Rainville Road:
The Crabtree Public House
Duckham's Building
Rathbone Plaster Works (Jacksons).

Fulham Palace Road:

Nos. 192-206 (even)

Nos. 208-220 (even)

Nos. 288-296 (even)

Fulham Cemetery:

Chapel, Lodge, walls, piers, railings and gates

10 ARTICLE 4 DIRECTIONS IN THE CONSERVATION AREA

Planning permission is needed for most forms of development, including many building alterations. But 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 dwellinghouses. 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.

The Article 4 direction and properties affected are listed below:

Niton Street

Nos. 1-25 (consec.) Niton Street

Planning permission is required for the enlargement or alteration of the front roof of the above dwellinghouses. This direction predates changes in the legislation which now requires planning permission of any alterations or additions to the roofs shape of a dwellinghouse.

Please note that these planning controls are in addition to those which 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 NOTES

1 Refer to Rocque's map of 1741-45

2 According to McClure's map of 1853, the Crabtree fields and settlement occupied the following parcels of land: 1269-1271, 1273-1276, 1286, 1291-1295 and 1297-1306.

3 Until the end of the 19th Century, Fulham had always been an agricultural district, predominantly in the cultivation of vegetables, fruit and flowers. Nearly the whole of the parish was occupied and worked by market gardeners for the supply of the London market. The conservation area lies within the fertile, low-lying area within the great loop of the River Thames. It formed part of the Fulham Fields which extended from Crabtree in the north to Fulham Palace in the south, and from the Thames on the west over to North End Road on the east. In early times the conservation area was part of "the great fruit and kitchen garden, north of the Thames (Cherry and Pevsner, 1991: 232 and 235). Within Fulham, there were only a few settlements and they were predominantly occupied with market gardening, until the Mid 19th Century. Crabtree was one of these settlements.

In 1821 the market gardens and nurseries of Fulham were about 50; in 1853 they had decreased to 20; by the End of the 19th Century only seven or eight market gardens survived.

4 Brick kilns start appearing in the locality of Crabtree (and other parts of Fulham) soon after Sir Nicholas Crispe came to Fulham in 1626. Richard Gosling (who gave the old clock to the parish church) was a brickmaker living at Crabtree, possibly renting a house from Sir Nicholas Crispe. Another industry promoted by Sir Nicholas Crispe was powder-making. Powder mills are mentioned several times in the Parish Books as existing in the locality of Crabtree. The locality of Crabtree itself lay on both sides of Crabtree Lane, extending from the river up to the lane which led to Hammersmith (Fulham Palace