



*Nos. 57-64 Fulham Park Gardens*

converted prison cell block and is included in the Council's local list of Buildings of Merit. Other vestiges remain at No.41 Burlington Road, where there is an incised stone with DCP (Director of Convict Prisons) and a broad prison arrow, and Nos.58 & 60 Rigault Road, all three of which were originally cottages for warders. The entrance arch to the prison is still visible on the front elevation of Nos.55 to 59(odd) Burlington Road.

**5.8** There have been 4 individual instances of rebuilding in this sub-area following its development. The main area is the corner plot at Burlington Road and Rigault Road. This 1960's flat development, 'Burlington Place' is out of character with the area in terms of its building form and building line. It detracts from the intimate nature of the area, particularly on Burlington Road, which is a medieval street. The other 3 areas are all individual buildings which have been rebuilt following bomb damage during World War II. They are Nos.27 & 29 Rigault Road, No.61 Fulham Park Gardens and No.172 New King's Road.

**5.9** The character of this area is derived from the consistent building form, line and materials. It also has a consistent level of decoration and architectural embellishments appropriate to the late Victorian period.

**5.10** Appropriate materials for this area are brick, slate, stone dressing, ironwork and terracotta.

**5.11** No.4 Fulham Park Gardens has a private

plaque which reads "Peter Induri, Sculptor, 1888 - 1943, lived here 1930 - 43".

## **B New King's Road Group**

**5.12** This group consists of the buildings within the conservation area on New King's Road from the District Line viaduct to the junction with Fulham High Street, with the exception of Nos.166 to 182(even) which are included within the previous group.

**5.13** There is a range of building types within this group reflecting the organic development in the area.

**5.14** The New King's Road, originally a royal route between Whitehall and Hampton Court, was realigned to the new approach road for the 1829 Putney Bridge. Further adjustment to some of the building plots fronting New King's Road was caused by the building of the nearby District Line in 1880.

**5.15** Nevertheless, the bulk of the buildings fronting the north side of the original New King's Road are Georgian, of which Nos.128, 134 & 136 and Nos.190 & 192 are statutory listed Grade II. No.130 and Nos.138 to 158(even) are included on the Council's local list of Buildings of Merit.



*Nos. 128-144 New King's Road*

**5.16** There is a stone date plaque between Nos.144 & 146 inscribed 'Elysium Row ANNO. DOMI 1724' with the date overcut to 1738.

**5.17** Elysium Gate is an infill office development of reasonable quality, with a date plaque 1989.

**5.18** Terraced housing fronts the south side of the road, with a fine parade of Victorian shop units at Nos.355 to 365(odd) which are included on the Council's local list of Buildings of Merit. All but No.355 still have their original shopfronts and gabled fronts which should be retained.

**5.19** Small areas of land sandwiched between the viaduct and the road and the arches formed by the viaduct have provided opportunities for small scale service or ancillary motor trade units to proliferate. These uses, although not undesirable in themselves, often fail to provide a satisfactory boundary treatment or building form for the conservation area, and tend to generate excessive amounts of signage and advertising which are detrimental to the area's character and appearance.

**5.20** There are also vacant plots on the corners of Elysium Street/Grimston Road and New Kings Road which are unsightly and have a negative effect upon the character of the area.



*Bottle kiln listed Grade II*

**5.21** Where New King's Road meets Burlington Road, and curves to meet Fulham High Street, a bottle kiln can be seen on the right on the site of the former Fulham Pottery Works. This is the only remainder of the former use and has been preserved and statutory listed Grade II. Unfortunately, it has been overshadowed by Kiln House, an incongruous 1980's office development, which is totally out of scale and character with the area. The intimate curving nature of the building line of these ancient routes has been lost by the

positioning of the open car park area at the front of the building, and by No.212 New King's Road, the single storey showroom on the site of the Fulham Pottery showroom and its associated service bay and assembly unit. The low building height at the front of the plot and the large size and the poor treatment of the forecourt area and car park detract from the character of this part of the area.

### **C Burlington Road Group**

**5.22** This group consists of all of the buildings fronting onto the ancient street now known as Burlington Road. These comprise Georgian buildings No.38, which is statutory listed Grade II with attractive front boundary railings and overthrow supporting a lantern, and Nos.1 to 19 (odd) which are included in the Council's local list of Buildings of Merit; Nos.21 to 25 (odd); Nos.41 to 89 (odd) of which Nos.41, 55, 57 & 59 are old prison buildings; Nos.12 to 30 (even); Nos.1 to 4 (consecutive) Jubilee Terrace; Nos.1 to 18 (consecutive) Burlington Gardens; and Nos.58 & 60 Rigault Road which are also old prison buildings.



*Nos. 58 & 60 Rigault Road*

**5.23** For the most part, this road has retained its very intimate curving character, typical of a medieval back street. This character is spoilt on occasion however, by vacant or under used plots, poor boundary treatment or, in the case of the Burlington Place development, too great a set back from the building line at the junction with Rigault Road.

**5.24** The site of Nos.40 to 46(even) has recently been developed, and there are further development



possibilities in this area. However, careful attention must be paid to the use of appropriate materials, retaining the original building line, and the effect upon emerging views along this curving street.

#### **D Fulham High Street Group**

**5.25** This group consists of all the buildings fronting the east side of Fulham High Street which are a mixture of types and ages, with examples of Georgian, early and late Victorian; and pre-war and post-war redevelopments.

**5.26** All Saints Primary School (now Fulham Preparatory School) is on the Council's local list of Buildings of Merit. It was built in 1861/2 with the facade added in 1906. It is unfortunate that the integral crest on the gate has been crudely removed. It should be repaired or replaced.



*Former All Saints Primary School – locally listed*

**5.27** The Golden Lion public house was built in 1836 on the site of a Tudor building under which was an extensive vaulted cellar which had historical associations with Bishop Bonner.

**5.28** The general character is one of a typical local centre where many former high street shops now perform secondary retail functions. They are generally three storey buildings with shop fronts on the ground floor.

**5.29** Most of the buildings still retain their original shop surrounds and corbel brackets, but have had unsympathetic shop fronts and window alterations. Despite this, they still contribute to the character of the area. The exceptions to this

are the two vacant plots, currently bounded by advertising hoardings at Nos.11 to 13 and No.33.

## **6 BROAD DESIGN GUIDELINES**

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**6.1** The previous section described the character of the conservation area looking at 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 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** All non-residential uses will normally be resisted except in sub-areas B and D, Fulham High Street and New King's Road. These sub-areas are mixed use but there will still be a requirement to retain residential uses in these areas.

## **Alterations to buildings**

**6.6** The character of the conservation area is derived in part from the groups of terraces and their uniform appearance and form. Alterations to buildings can have a particularly damaging effect on this, destroying the area's character. 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 of 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** Existing roof lines should not be disturbed. 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** Conservation area consent is unlikely to be granted for demolition of original chimney stacks which are visible from the street or public spaces. Original chimney pots should not be removed.

**6.13** Modern additions such as satellite dishes, T.V. aerials, rooflights and vents 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 in landscape terms.

## **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 the removal of the paint, or the property should be repainted in matt finish paint of a colour to match 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.

**6.19** No.55 Fulham Park Gardens should, when the opportunity arises, have the green paint removed or repainted a brick colour in order to match the rest of the Nichol's Estate.

**6.20** Terracotta tiles or decorative panels should not be painted and those which 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, door cases, 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 and traditional materials.

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

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

### **Other additions**

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

**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, T.V. cables, and the location of gas flues etc. on external walls should be carefully considered.

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

**6.27** Satellite dishes will not be permitted where they would be visually obtrusive and where alternative locations are possible.

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

### **Setting of the conservation area**

**6.29** 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**

**6.30** 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.

**6.31** 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.

### **Landmarks**

**6.32** The Fulham Pottery Bottle Kiln on the corner of Burlington Road and New King's Road is a local landmark within this conservation area, which is also visible from the London Underground line.

## **Views**

**6.33** There are important views into, out of and within the conservation area. Particularly the half-closed vistas of Burlington Road, the longer views from Fulham Palace Road and the elegant curve of New King's Road.

## **Building Line**

**6.34** 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 can sometimes be 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.

## **Boundary treatment**

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

**6.36** Numerous 19th Century properties have low brick walls which are important in defining the character of the area and uniting the terraces. These should be retained and kept in good condition.

**6.37** A few 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.

**6.38** Conservation Area consent is unlikely to be granted for alterations or removal of original or traditional front walls and railings and their footings. 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.

**6.39** There are also some properties with inappropriately designed walls or fences at the boundary, which have a negative effect upon the appearance of the conservation area. The Coach House on Landridge Road has a high brick wall, and Eridge House, Fulham Park Road has a concrete panel wall, both of which could be improved in appearance by being replaced with a low wall surmounted by iron railings.

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

**6.41** The excavation of front gardens to provide windows to basements or increase the light to basements will not normally be permitted in areas where the planting of the front gardens is an integral part of the design of the street or terrace.

## **Landscape and floorscape**

**6.42** 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 buildings within the conservation area.

**6.43** There is a mix of footpath finishes within Fulham Park Gardens Conservation Area. 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.

**6.44** 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.