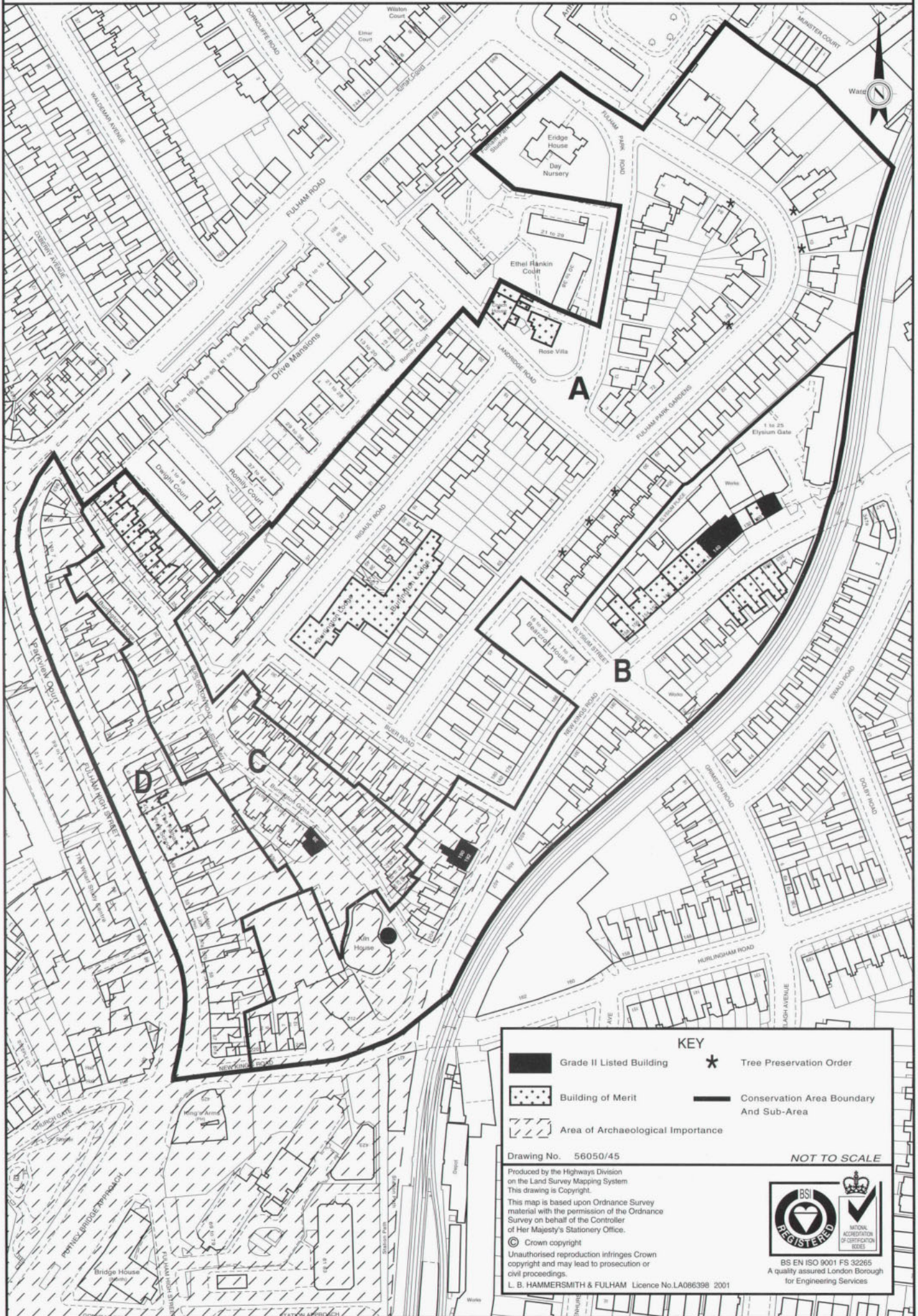


# PLAN OF THE CONSERVATION AREA BOUNDARY & SUB AREAS





**6.45** Ideally new paving should be large rectangular slabs of york stone or concrete of a uniform colour laid in a traditional interlocking pattern, not small multi colour square ones or brick pavers.

**6.46** Tactile surfaces are not always appropriate in conservation areas. They will only be installed where they are absolutely necessary (i.e. at controlled crossings such as zebra and pelican) where they need to be of a contrasting colour for safety reasons.

**6.47** Any highway management schemes including vehicle crossovers 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.

#### **Trees**

**6.48** There are significant mature private trees of value to the townscape in the conservation area, several of which in Fulham Park Gardens and Rigault Road are the subject of Tree Preservation Orders. 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 ones in order to ensure a continuing stock of mature trees for future generations.

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

#### **Street furniture**

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

**6.51** Original bollards should always be retained where they have survived. New additions should replicate originals where they exist, but if they are replacing unsatisfactory modern bollards they should be unified to the metal replica upended ships cannon type which has been adopted for use

in the Borough's conservation areas.

**6.52** 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.

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

#### **Opportunity sites**

**6.54** Opportunity sites are sites where visual improvements are desirable and could be achieved through redevelopment or refurbishment. It is considered that the following are opportunity sites:-

- Nos.351 & 353 New King's Road
- No.379 New King's Road
- Nos.405 to 415(odd) New King's Road
- Kiln House New King's Road
- No.212 New King's Road
- No.33 Fulham High Street
- Various unsympathetically designed modernised shop fronts.

**6.55** Redevelopment will be judged against criteria suitable for a conservation area, in which new buildings should ideally contribute positively, but in all cases not harm, the visual quality of the area, respecting the dominant pattern of development in terms of plan form and height of the townscape.

#### **Advertisement hoardings**

**6.56** Advertisement hoardings are not substitutes for suitable boundary treatments. Where temporary permissions exist, and the hoardings detract from the amenity of the area, the Council will resist the renewal of those permissions.

**6.57** The erection of any advertisement hoardings within the Fulham Park Gardens Conservation Area will be resisted in view of its predominantly residential character.

**6.58** Careful consideration will be given to

limiting the size, number and level of signs on the commercial properties in the conservation area.

### **Shopfronts**

**6.59** The removal or alteration of historically and architectural interesting shopfronts will be resisted and, where they have been removed, restoration encouraged.

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

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

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

### **Shop signs**

**6.63** Internally illuminated box fascias will not usually be permitted as they are not sympathetic to the conservation area. Externally illuminated painted fascias, individually illuminated letters or neon words are preferred. Any type of internally illuminated signs should be carefully integrated into the shopfront as a whole.

**6.64** Consent would not usually be granted to install internally illuminated projecting box signs. Traditional hanging signs, externally illuminated if necessary, are preferred and fixings should be located on the fascia, not above it or on the pilaster or in a position which would damage decorative original features such as console brackets or pilaster capitals.

**6.65** Security grilles, where absolutely necessary,

should be open mesh and ideally located internally. Solid roller 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.

**6.66** Where canopies are required they should be traditionally designed and located straight canvas canopies capable of full retraction. Modern plastic or PVC canopies or dutch blinds are not appropriate within conservation areas and will be resisted.

**6.67** Architectural details should not be obscured or removed to accommodate canopies, and care should be taken to ensure that size, shape and position of canopies are appropriate to the building.

## **7 OTHER RELEVANT DOCUMENTS**

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

Street Improvements in Historic Areas; English Heritage; August 1993.

PPG15; Planning Policy Guidance: Planning and the Historic Environment; Department of the Environment/Department of National Heritage; September 1994.

Conservation Area Practice, English Heritage guidance on the management of conservation areas; English Heritage, October 1995.

Traffic Advisory Leaflet 1/96; Traffic Management in Historic Areas; The Department of Transport & English Heritage; January 1996.

London Terrace Houses 1660 - 1860; A guide to alterations and extensions; English Heritage February 1996.



## 8 LISTED BUILDINGS IN THE CONSERVATION AREA

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Building	Grade
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### **Burlington Road:**

No. 38	II
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### **New King's Road:**

No. 128	II
No. 134 (Northumberland House)	II
No. 136 (Claybrook House)	II
Nos. 190 & 192	II
No. 210 (Fulham Pottery Bottle Kiln)	II

## 9 BUILDINGS OF MERIT IN THE CONSERVATION AREA

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### **Burlington Road:**

Nos.1 to 19(odd)

### **Fulham High Street:**

All Saints Primary School  
Nos.47, 53 & 55

### **Landridge Road:**

Rose Villa and Coach House

### **New King's Road:**

Nos.130, 138 to 158(even), and 194  
Nos.355 to 363(odd)

### **Rigault Road:**

Burlington Lodge

## 10 ARTICLE 4 DIRECTIONS IN THE CONSERVATION AREA

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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:

### **Fulham Park Gardens No. 2** (Superseded Fulham Park Gardens No. 1)

#### **Part 1**

Buer Road Nos. 2-30 (even)

Burlington Road Nos. 1-21(odd), No. 41, Nos. 55-71 (odd), Nos. 1-4 (consec.) Jubilee Terrace

Fulham Park Gardens Nos. 3-29 and 65-84 (consec.)

Fulham Park Road Nos 2-12 (consec)

Landridge Road No.1, No. 3, Nos. 2-26 (even), The Coach House

Rigault Road Nos. 1-25 and 31-37 (odd), Nos. 2-16 (even), No. 58, No.60

Planning permission is required for the alteration of roof coverings to the above dwellinghouses

#### **Part 2**

Buer Road Nos. 2-30 (even)

Burlington Road Nos. 1-21 (odd), No. 41, Nos. 55-69 (odd), Nos. 1-4 (consec.) Jubilee Terrace

Fulham Park Gardens Nos. 3-29 and 65-84 (consec.)

Fulham Park Road Nos 2-12 (consec)

Landridge Road No.1, No. 3, Nos. 2-26 (even), The Coach House

Rigault Road Nos. 1-25 and 31-37 (odd), Nos. 2-16 (even), No. 58, No.60

Planning permission is required for the rendering of or use of stone cladding or other cladding on the elevations of the above dwellinghouses.