

B South Park

5.21 The sub-area is dominated by South Park, which retains much of its Edwardian layout. South Park extends over 20 acres of the conservation area. It is another municipally owned park, generally open with sports pitches, play areas and little landscaping. The edge of the park is lined with London Plane and a variety of other trees and shrubs. The park is a designated nature conservation area in the Unitary Development Plan.

5.22 The landscape framework is substantially the same as that laid-out in 1904. Built forms include an enclosed ornamental rose garden surrounded by a courtyard of single storey municipal buildings. Other built development is limited although there are two lodges within the park which have mock timber framing and rendering. The courtyard with public lavatories of the 1930s forms an interesting focus at the Peterborough Road entrance.

5.23 To the north western part of the park there is an attractive timber-framed wind shelter with slate roof which has been a victim of vandalism but nevertheless is an important element of the park design. Additionally along the north-western boundary is a cricket pavilion which is a single storey brick construction with awning overlooking the cricket square. Between the tennis courts is a small octagonal aviary and planted beds with shrubs.

5.24 The westerly lodge is situated in a raised paved garden surrounded by terracotta balustrading which is decorated with urn planters surmounting pillars bearing the arms of Fulham Borough Council. Although the condition of this feature is deteriorating, its forms an important element of the early park landscape structure and is designated a Structure of Local Merit in the Unitary Development Plan.

5.25 The park boundary walls and gates (BOM's), of glazed brick and stone dressings with iron-railings, provide an important built



Locally listed gates and gate piers to South Park

framework to the open space. In particular, the gates and railings fronting Clancarty Road and Hugon Road are important original components of this municipal open space.

5.26 A variety of park furniture including seats and bins are in place, generally surrounding the areas laid out for sport, although there is no apparent park furniture policy which would set this municipal open space apart from any other in the Borough.

5.27 Means of enclosure within the park include high chain link fencing for tennis and netball courts, and play areas are enclosed by hedges and iron railings. Parallel with the boundary with Settrington Road is a dog-run area, enclosed by a close wire fence. Adjacent to the south eastern lodge there is a machinery store and park workers enclosure surrounded by a high brick wall.

5.28 The park is overlooked by the rears of terraced residential properties on the north side of Hugon Road and west side of Settrington Road. The impact of development to the rears of these properties is important in views from the open space. The rear views of properties in Hugon Road are hidden by the fenced tennis courts. However, those in Settrington Road impact considerably on the character of the park.

5.29 The views across the park are dominated by the mature trees in the park and the premises immediately bounding the park. However, longer views beyond the park boundary include the Belvedere Tower at Chelsea Harbour, other

residential tower blocks, industrial chimneys and the Piper Building previously known as Watson House. At the western corner it is possible to see as far as the blocks of Sullivan Court through the veil of mature trees. Other views are short-range including those of the educational buildings bordering the park to the north.

5.30 The built streets, skirting both the park and the school consist of predominantly terraced residential dwellings although each road has its own individual character. Most of the residential properties remain in single occupation although some have been converted to self-contained flats.

5.31 Although employing similar materials, it is clear that the residential developments within the sub-area have differing design influences, determined by the period of development. The character of the sub-area is influenced by both the similarity of scale and form of properties and the detailed architectural characteristics of particular streets or terraces.

5.32 Settrington Road consists of late 19th century two storey terraced properties built of red brick with bay windows up to the first floor with hipped roofs. Originally with slate roofs many now have modern tiles. Detailing includes foliated capitals to doors and windows, banding and corbels to the bays and decorative tiling in the porches. The terrace has retained its overall rhythm despite a few roof extensions but many of the facades have been painted and windows and pipework replaced with inappropriate UPVC ones which has affected the unified appearance of the street. There are street trees which are important features in the townscape softening and helping to link the street to the adjacent South Park.

5.33 A small part of Clancarty Road is within the conservation area. The terraced properties are similar to those in Settrington Road though they have more ornate detailing including decorative panels between the ground and first floor bay windows.

5.34 The end property on the South Park side, the Studio House (No75 Clancarty Road, BOM), is quite striking and original in its design. Built at the turn of the century the artist A. S. Hartrick moved there in 1908.

5.35 This building of merit is double fronted with large bay windows to the first floor. All the windows are timber framed sashes, those at the first floor with glazing bars breaking up the large area of glass. These are linked by a large window at first floor which stands higher than the bays and helps to balance the facade. There is a balustrade over a recessed porch emphasising the entrance. The decorative panels between the windows in the bays provide a link with the adjoining terrace.

5.36 Hugon Road is developed with terraced properties of a Victorian vernacular design. They are notably earlier than others in this part of the conservation area. Built of yellow stock brick they have contrasting redbrick string courses which run throughout the length of the terrace. The corbelled brick fascia has a decorative tooth course supporting cast iron water gutters. The original windows are sashes and the doors generally panelled with a simple fanlight above. The chimney stacks remain in most circumstances though chimney pots have been replaced with a variety of new features.

5.37 The properties in Hugon Road have a bay window at ground floor level with pilasters and scalloped soffits to lintels, a feature replicated above the porch and above first floor windows. A small number of the bays have been replaced with more modern examples which have flat roofs and are generally unsatisfactory additions to the character of the area.

5.38 The Daisy Lane terraced dwellings are of a modest scale and influenced greatly by the arts and crafts movement. They are three two storey terraces arranged in groups of six properties with alleyways to rear gardens between each terrace.



Terraced properties in Daisy Lane

5.39 Of brick construction at ground floor level, they have pebbledash above corbelled brick string course. The shallow pitched roofs are clay tiled with twin gables at ends of terrace which retain their finials. Intermediate properties are paired either side of covered entrance porches. The projecting two storey bays with hipped clay tiled roofs create a simple vertical rhythm to the street facade. The windows are substantial timber casements with leaded lights above the upper transom. The doors and stained glass lights are all distinctive with individual motifs to each property.

5.40 The properties in Daisy Lane have undergone few alterations and the original scalloped fence on a low brick base is present in the majority of premises. There is also some original stained glass. Mature London plane trees, which would have bordered the Hurlingham polo grounds line the other side of the road. Although outside the conservation area, they contribute significantly to the leafy character.

5.41 Sullivan Road consists of terraced properties built by Mears in the 1913. They have a brick ground floor elevation, with good window arch detail and a rendered first floor. Originally they had large timber framed casement windows though many of these have unfortunately been replaced. However many still have the original front doors which are important in defining the character of the terrace. The gables above the bay windows provide a definite rhythm in the street uniting the properties, as do the tiled porches. Nos. 37 and 39 have different frontages due to W.W.II bomb damage.

5.42 The Peterborough Road development is more suburban in its character and dates from the 1930's. They are large houses built in a terrace and have tiled roofs and timber casement windows. Bay windows up to the first floor with hipped roofs and the tiled porches with large arched opening provide interest and rhythm in the street facade. The terrace as a whole maintains a uniform appearance. Street trees help soften the townscape and emphasise the suburban quality of the design of the properties.

5.43 Boundary treatments show little conformity either across the sub-area, or within streets as there is a variety of fencing, hedging and walling employed. However an important element contributing to the character of the sub-area is the strong line of the front boundaries which remains throughout the residential areas.

5.44 Throughout this sub-area the integrity of terraces and the regular pattern of the roof line is damaged by the introduction of roof extensions, particularly on Sullivan Road and Settrington Road.

5.45 The painted facades, of a variety of pastel and deep shades, dominate and detract from the street scene in Settrington Road. Painting of facades on Hugon Road is less extensive, though it remains a disfiguring element of the streetscape. Similarly, in Daisy Lane some rendered parts of facades (generally at first floor level) have been painted which obscures a number of brickwork features.

5.46 Timber sash and casement windows predominate, with the design of windows varying between individual streets. Only on Settrington Road have there been a significant number of UPVC-replacements. Rainwater goods are traditionally of iron, but unfortunately, replacements have generally been carried out in plastic.

5.47 As well as the terraced development there are other set piece buildings in this sub-area. On

Broomhouse Lane, opposite the boundary of the Hurlingham Club is a group of institutional buildings of the Castle Youth Club and Parsons Green Club. The Parsons Green Club, a disparate collection of properties, is set behind a high boundary wall. The wall provides an important edge to the street, particularly in view of the arrangement of the properties behind.



The Elizabethan School - listed Grade II

5.48 The 'Elizabethan School', listed Grade II, is a striking building on Broomhouse Lane built as a 'Ragged School' by Horace Francis in 1854-5 and funded by the Sullivan family. It is a mock Jacobean property, symmetrical in form with a dominant central tower, built of red brick with black diaper and stone dressings. There are laid out playgrounds to the rear and gardens at the front. Now bounded by a modern brick wall it is being used as the Castle Youth Club.

5.49 The corner of Broomhouse Lane and Sullivan Road, has a collection of residential properties including Sycamore and Ivy Cottage (both BOM's), white painted and tile roofed semi-detached pair which give the impression of being semi-rural and dating from the eighteenth century when Broomhouse Lane was not a busy traffic thoroughfare. The corner properties, Nos. 39-43, are a development of the 1980s in a vernacular style, comprising entrance and garage at ground floor with a further storey above and accommodation in the roof space.

5.50 The Hurlingham and Chelsea School is a significant land use, although hidden from view by surrounding residential properties. The school

was built in 1956 for the London County Council as a school for girls and is typical of the time. It is now co-educational. It ranges around two courtyards with the entrance through an open colonnade at ground floor. The brightly tiled facade can be seen through the access from Peterborough Road. Largely unaltered it has a quality design typifying the form of the development of educational establishments after the war.

C Western housing development

5.51 This sub-area consists of a rectilinear street pattern of three-storey residential terraces and semi-detached properties. The appearance of the sub-area is influenced significantly by the variety of detailed design treatments evident in the development whether of terraced or semi-detached properties. The variety in form and detailing provides interest and incident in the townscape, yet the properties are united by their generally uniform style and materials.

5.52 The residential terraced properties fronting Hurlingham Road are three storeys, or two storeys with further accommodation in the roof space. The majority are late nineteenth century in date. The terraces have different detailing from each other which provides variety and interest and helps to capture the space along this straight road.

5.53 Hurlingham Road is a relatively enclosed space due to the terraced nature of the development with solid facades and the compact grain. The eastern end of the Road within the conservation area is however more open due to the presence of Hurlingham Park with its green open edge on the south side of the road.

5.54 The terraced properties are generally developed of red stock brick and employ a variety of stone dressings. Ironwork balconies at first floor level are a particular design characteristic of the facades. Roof material is generally slate, with a number of terraces having original dormer windows within a mansard.