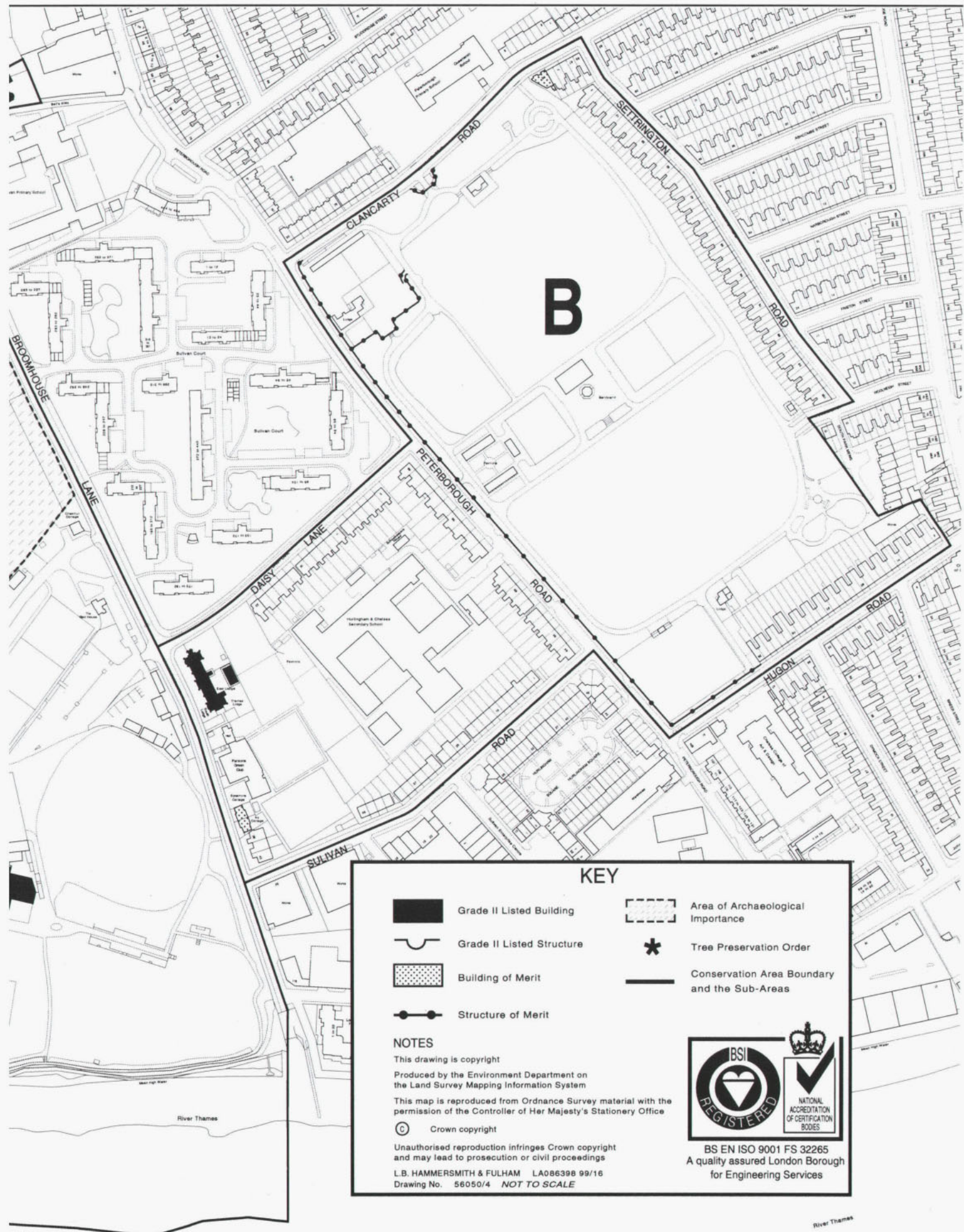




# DARY AND THE SUB-AREAS



**5.55** Towards the eastern end of Hurlingham Road, Hurlingham Court Mansions are a pair of mansion blocks either side of Linver Road, with two corner towers with turrets and grand finials providing an impressive entrance into the street. Higher than the surrounding terraces, four storeys with accommodation in the roofspace, they provide incident and a feature in the streetscene. The corner tower at No 2, Hurlingham Road is also an interesting feature.

**5.56** Within this framework of terraced development there are numerous earlier, or non-terraced properties. They provide a contrast to the consistent massing of the terraced development and are a reminder of the earlier open character of the area prior to the housing development towards the end of the nineteenth century.



*The Vineyard - listed Grade II*

**5.57** Broom Villa closes the view eastwards along Hurlingham Road. Listed Grade II, it dates from the early nineteenth century and is a two storied stucco building. There is a bold porch and the windows have good architrave details.

**5.58** On the north side of Hurlingham Road The Vineyard, listed Grade II, dates from the early seventeenth century with eighteenth century alterations. It is a rendered house of three storeys with a cornice and stucco bands between the floors. Three windows wide it has extensions on either side and retains its original brick chimney stacks. It is set in a large garden which is defined by a high boundary wall with creeper growth. There is a listed stable block now in residential use in the garden on the boundary of Hurlingham

Road which probably dates from the early nineteenth century.

**5.59** The Italian Villa, a building of merit, is another property which is set within the later terraced development. Built in 1809 by Mr Richard Wood it has later additions. The eaves have block brackets and there is a wooden doric porch with cast iron balustrading above. In 1882 it was the home of John Lawson the well known painter.

**5.60** The development to the south of Hurlingham Road at its western end dates mainly from the early twentieth century, though some properties were built at the turn of the century. Following a regular street pattern the properties are larger and generally paired, providing a more impressive street scene with a suburban flavour.

**5.61** The character of these properties is derived from their similarity as a group and the differences in detailing between them which adds interest within an overall homogenous environment. This variety of detailing can be seen in the porches, window designs and gable details, and in the use of stone dressing and pebble dashing. It is important that the gaps between the majority of the paired villas remain as this is a key feature of the building typology and in defining the character of the conservation area.

**5.62** Napier Avenue is a wide street and trees in front gardens are an important feature along its length. Napier Avenue (Nos. 1 to 43 - odd) all have gabled front facades with moulded brick work between ground and first floor bay windows. The two storey bays are either topped with a hipped pitched roof, or form a small balcony with ironwork surrounds. Overall this provides a regular rhythm and gives the properties a vertical emphasis which helps them relate to the larger scale of development along the river front.

**5.63** Nos. 2 to 24 Napier Avenue are clearly of a distinct development phase. They are semi-detached, with full-height bays or gable fronts,

linked with recessed, full height wings which are not apparent when viewed at an oblique angle from the street. Doors and fenestration are highly individual to this group, particularly through the use of patterned glazing bars on individual properties. Many of these remain in their original form, contributing significantly to the detailed character of this conservation area.



*Hurlingham Gardens*

**5.64** Hurlingham Gardens and the adjacent properties also have differences in detailing, including parts of Napier Avenue (Nos. 26 to 36), Ranelagh Avenue (Nos. 19 to 29 and all of west side), and Edenhurst Avenue (all properties). These semi-detached properties are characterised by front facades with bays, surmounted with gable ends. The variety of porches and mix of exposed and rendered brickwork, between pairs, is an important characteristic of the area.

**5.65** The roofscape of the sub-area is characterised by the rise and fall of gable ends. Some properties appear to have been developed with dormer windows in the roof. Where this is the case they are generally of a scale which complements the domestic proportions of the building and the character of the roofscape. Chimneys are important elements within the character of the roofscape.

**5.66** The materials within the southern part of the sub-area are characterised by the use of brick, and slate or tile roofing to produce a variety of forms. In many properties, where the original roofing materials remain, there is evidence of intricate finials and ridge tiles.

**5.67** Windows are generally sashes with stained glass in the upper parts. Most remain in their original form and there is little evidence of the introduction of new window forms. Front doors are characteristically panelled with a decorated fanlight above. Most properties have open porches. Original rainwater and drainage goods generally remain although a number have unfortunately been replaced wholly or partially with plastic sections.

**5.68** Roof extensions can affect the character of the conservation area as do large rear extensions. There have been quite substantial roof extensions in Ranelagh Avenue which break the profile and strong rhythm of the roofline. The inappropriate painting of parts of, or whole facades, obscures features and disturbs the appearance of the whole terrace or group of properties and can be seen in places throughout the conservation area.

**5.69** There are a variety of front boundary treatments throughout this sub-area. Although original boundaries appear generally to have been low brick walls with stone capped pillars defining the entrance, most have been removed and replaced with fencing or hedging. However, the strong boundary-line remains an important feature of the area. In a number of situations, all boundary materials have been removed to allow off-street parking of vehicles and this is detrimental to the visual appearance of the streetscapes.

**5.70** Street trees are important throughout this sub-area as are the trees in the front gardens of numerous properties. These help soften the townscape and provide features along the street scene. They are an integral part of the suburban character of the residential streets in the southern part of this sub-area.

**5.71** The high density of terraced and close semi-detached development throughout much of this sub-area prevents significant views in or out of the area. The majority of street end views are of terraced development to the north and of the

mansion blocks and Napier Court to the south which are of a substantially different scale.

**5.72** Rear views are important, particularly from the open spaces and have generally stayed intact with few inappropriate alterations or additions that are visible. Inappropriate rear extensions can have a negative impact and it is important that the rear gable/dormer windows are retained.

**5.73** The properties generally remain in single-occupation, although there is some conversion to self-contained flats. Immediately adjacent to the western boundary of the area, under the embanked railway line there are a number of informal light-industrial uses. These uses relate to their setting and to the pattern of light industrial and commercial uses to the west of the railway line.

#### **D Western river front and flats**

**5.74** This sub-area consists of large scale blocks of apartments which form a hard edge of a reasonably impressive scale to the riverfront. They are separated from the river by a small strip of landscaping which includes numerous trees, many with tree preservation orders, which are important in softening the edge of the river.

**5.75** These blocks contrast dramatically with the open green river edge provided by the Hurlingham Club. They contribute to the varied character of the Riverfront defined by the height scale and type of development along its length as it runs through the Borough.



*The built river edge*

**5.76** Each mansion block and apartment block has a distinct character though they are linked by their scale, each block being between six and nine storeys. The age of blocks varies from throughout the twentieth century and this provides a variety of detailing, materials and designs.

**5.77** Hurlingham Court, dating from the turn of the century is formed by three main blocks with a large addition dating from the 1960's. The scale of the original development is relieved by the interesting and varied detailing comprising gables, dormers, balconies and corner towers and turrets. This combined with the varied use of materials and decoration provides a fine building which terminates many views in the conservation area. Unfortunately some windows have been altered.

**5.78** Rivermead Court dates from the 1920's and has a substantial mass and quite austere appearance. There is extra accommodation in the mansard roof which has dormer windows and the blocks are essentially quite plain. Napier Court dates from the 1960's and consists of two slab blocks separated by a raised open space which helps relieve the scale of this development.

**5.79** There has been little alteration to these blocks and the retention of the uniform appearance of each, together with its original features (including windows) are important in defining the character of this sub-area and in providing a quality backcloth to the River Thames.

**5.80** The key view relating to this sub-area is that from the pedestrian walk of Putney Railway Bridge along the River to the east. On the north bank, the view is of the mansion blocks which form a group along this stretch of the River. Views are closed by the curve of the river and the green edge of the landscaped grounds of the Hurlingham Club. To the south, views extend across Wandsworth Park and as far as the Crystal Palace Transmitter. There are numerous boat moorings which add interest to views from and of the conservation area.