



**LAKESIDE / SINCLAIR / BLYTHE ROAD
CONSERVATION AREA**

**CONSERVATION AREA CHARACTER PROFILE
CONSERVATION AREA No. 36**

FORWARD

The London Borough of Hammersmith and Fulham is fortunate to have 45 conservation areas covering almost half of the Borough. These have been designated in recognition of the importance of the historic and architectural heritage in our Borough. As Cabinet Member for Environment, Transport and Residents Services, I am committed to the preservation of these areas with the help of residents and local groups, so that they continue to enhance the quality of life in the Borough and so that they survive as good examples of our heritage for future generations.

This Character profile describes the special character of the Lakeside / Sinclair / Blythe Road Conservation Area, identifying interesting historical facts, identifying notable structures, the special importance of its townscape value, and showing how buildings, open spaces and the public realm can work together to create an environment worthy of protection.

I would like to thank all local groups and individuals who have helped to prepare these profiles.

Through the consultation process the documents have evolved to represent not only Officers' assessment of the conservation area, but those of the local amenity societies and residents groups active in the area. I hope these profiles will now provide extra assistance in the stewardship and preservation of what is best in the Borough.

Cllr Wesley Harcourt

Cabinet Member, Environment, Transport and Residents Services



CONTENTS

1.0 INTRODUCTION.....	4
2.0 DESIGNATION	5
3.0 PROPOSED CONSERVATION AREA BOUNDARY	6
4.0 BRIEF HISTORY OF THE CONSERVATION AREA.....	8
5.0 CHARACTER AND APPEARANCE	12
Sub Area 1. Lakeside Road – Minford Gardens.....	13
Sub Area 2. Sinclair Road	23
Sub Area 3. Addison Gardens – Bolingbroke Road	31
Sub Area 4. Masbro Road	39
Sub Area 5. Blythe Road (West).....	58
Sub Area 6. Hazlitt Road	65
6.0 BROAD DESIGN GUIDELINES	77
Land Uses	77
Urban Design	77
New Development, Extensions and Alterations	78
Shopfronts, Shop Signs and Awnings.....	81
Estate Agent Boards.....	82
External Installations	82
Open Spaces, Trees and Streets.....	83
7.0 VIEWS ANALYSIS	85
KEY VIEWS DESCRIPTIONS	85
Views Towards External Landmarks.....	85
The Impact on Views of Tall Buildings Outside the Conservation Area	94
8.0 OTHER RELEVANT DOCUMENTS	96
9.0 STATUTORY LISTED BUILDINGS IN THE CONSERVATION AREA.....	97
10.0 BUILDINGS OF MERIT IN THE CONSERVATION AREA	97
11.0 ARTICLE 4 DIRECTIONS IN THE CONSERVATION AREA.....	97
Lakeside / Sinclair / Blythe Road Article 4 Direction.....	98
12.0 GLOSSARY	99

1.0 INTRODUCTION

1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“Every local authority shall from time to time determine which parts of their area are areas of special architectural and historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas”

The Borough has designated 45 such areas since 1971, of which the Lakeside / Sinclair / Blythe Road Conservation Area is one.

1.2 Under Section 71 of the Act, once an area has been designated:

“It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas”

1.3 This document is called a Conservation Area Character Profile (CACP). The CACP is an appraisal which aims to give a clear assessment of the special interest, character, and appearance which justified the designation of the area as a Conservation Area. It also includes some broad design guidelines which will aid all concerned in their efforts to preserve or enhance the character of the conservation area.

1.4 It is intended that each CACP document will provide a sound basis, defensible on appeal, for development plan policies and development control decisions, and for the guidance of residents and developers.

1.5 The CACP's will support the main heritage policies in the Council's statutory Local Plan and supplementary documents.

1.6 Government guidance on heritage matters is set out in the National Planning Policy Framework. Their overarching aim is that the historic environment and its heritage assets should be conserved in a manner appropriate to their significance and enjoyed for the quality of life they bring to this and future generations (see Core planning principles, paragraph 17). In Section 12 of the NPPF, entitled “Conserving and enhancing the historic environment” it states in paragraph 129:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of the heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.”

1.7 The London Plan reinforces these principles in Policy 7.8 which includes the following:

- London's historic environment, including natural landscapes, conservation areas, heritage assets, World Heritage Sites, Scheduled Ancient Monuments and memorials should be identified, preserved and restored.
- Development should preserve, refurbish and incorporate heritage assets where appropriate.

- Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

1.8 English Heritage in their document “Conservation Area Practice” support the need for considered advice and recognise that:

“as the number of conservation areas continues to grow, the criteria for their designation are being looked at more critically”.

It is, therefore, even more important than before that there should be clear definition, recorded in some detail, of what constitutes the special architectural and historic interest which warranted the designation of every conservation area.

1.9 The designation of an area as a Conservation Area has other benefits beyond the protection of buildings and the design of an area. It enables other policies such as smarter streets and biodiversity to be developed for the conservation area, and acts as a focus for the formation and development of Residents Associations and Neighbourhood Watch.

1.10 So, in line with the guidance given by both the Government and English Heritage, this conservation area character profile will aim to define the character of the conservation area on the basis of an analysis of all or some of the following criteria:

- Origins and development of the street patterns, the lie of the land;
- Archaeological significance and potential of the area, including any scheduled ancient monuments;
- Architectural and historic quality, character and coherence of the buildings, both listed and unlisted, and the contribution they make to the special interest of the area;
- Character and hierarchy of spaces, and townscape quality;
- Prevalent and traditional building materials, walls and surfaces;
- Contribution made to the character of the area, and to biodiversity, by greens and green spaces, trees, hedges, and other natural or cultivated elements;
- Prevailing (or former) uses within the area and their historic patronage, and the influence of these on the plan form and building types;
- Relationship of the built environment to landscape/townscape including definition of significant landmarks, vistas and panoramas, where appropriate;
- Extent of any loss, intrusion, or damage that has occurred since designation;
- Existence of any opportunity sites; and
- Unlisted buildings which make a positive contribution to the conservation area according to English Heritage’s criteria.

2.0 DESIGNATION

2.1 The Lakeside / Sinclair / Blythe Road Conservation Area was initially designated on 17th January 1990, and extended as part of a review of boundaries on 18th November 1991. . Following a further review a further extension and the transfer in of some properties from two adjacent conservation areas is proposed for approval later in 2016.

3.0 PROPOSED CONSERVATION AREA BOUNDARY

3.1 The proposed conservation area boundary including the proposed extension and transfer in of some properties from two adjacent conservation areas can be seen on the following plan. The draft Conservation Area Character Profile includes an assessment of the significance of both the proposed extension and the areas proposed to be transferred in from adjacent conservation areas.

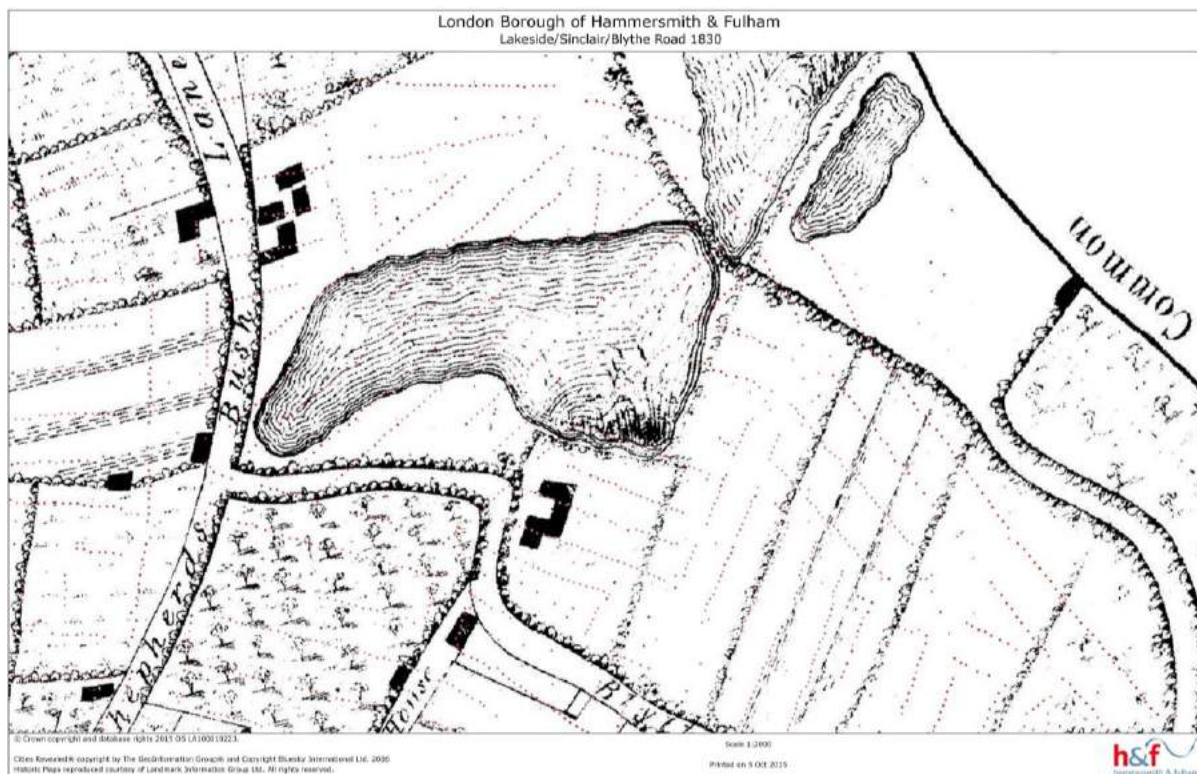
3.2 The conservation area is adjoined by the Melrose Conservation Area to the west, the Brook Green Conservation Area to the southwest, and the Olympia & Avonmore Conservation Area to the south.



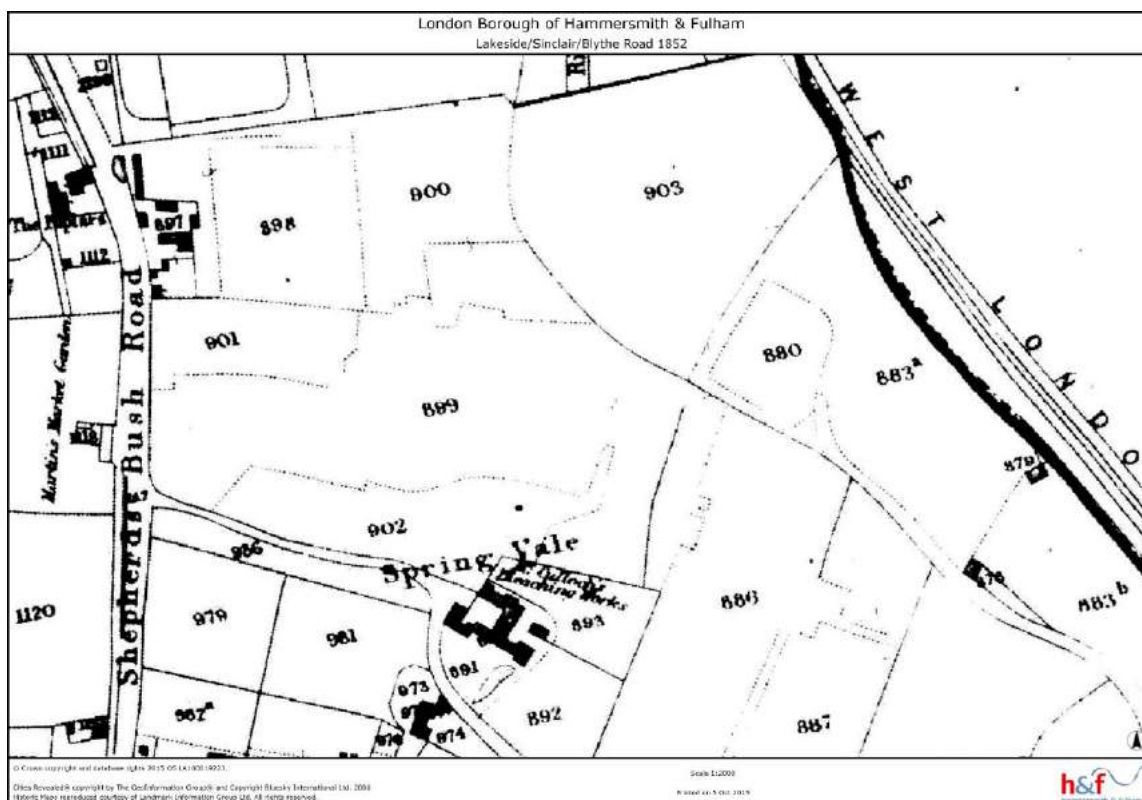
Conservation Area Boundary

4.0 BRIEF HISTORY OF THE CONSERVATION AREA

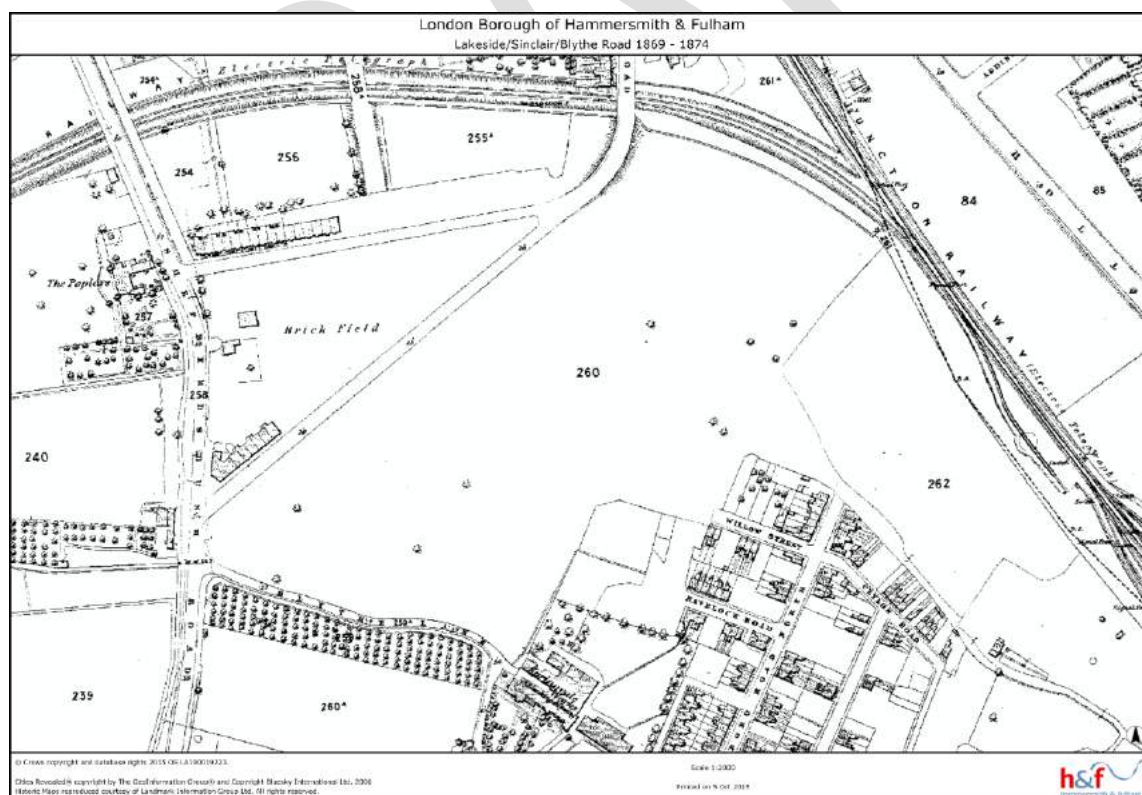
4.1 The area covered by this conservation area developed rapidly from the late 1870's and had the form that now exists by the end of the 19th Century. Prior to the building boom after the development of the railways, as historic maps show, the area was given over to brickfields used by local builders, market gardening and some agriculture.



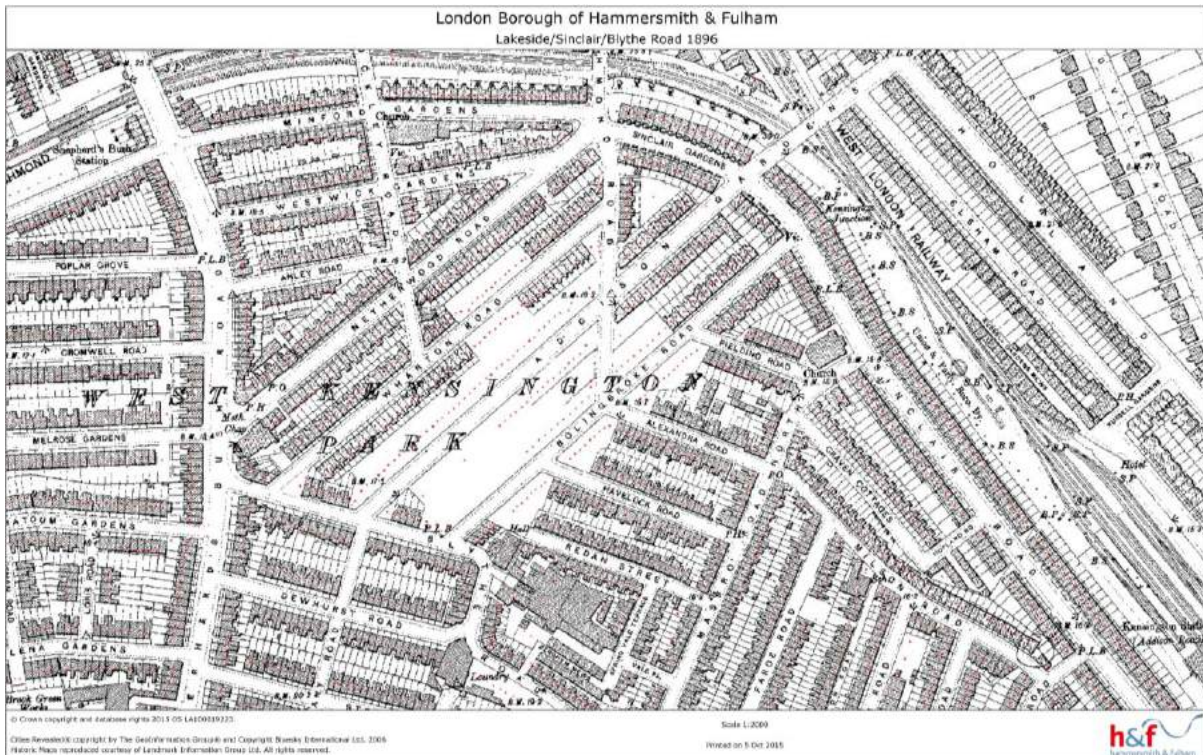
Part of the conservation area as it appeared in 1830 shows brickfields used for local building (the dots show the present day street pattern). Shepherds Bush Lane is now called Shepherds Bush Road, and the lane coming off it, with its distinctive curve, is where Blythe Road is found today. Other than providing material for bricks, the land was mainly put to agriculture and the growing of fruit.



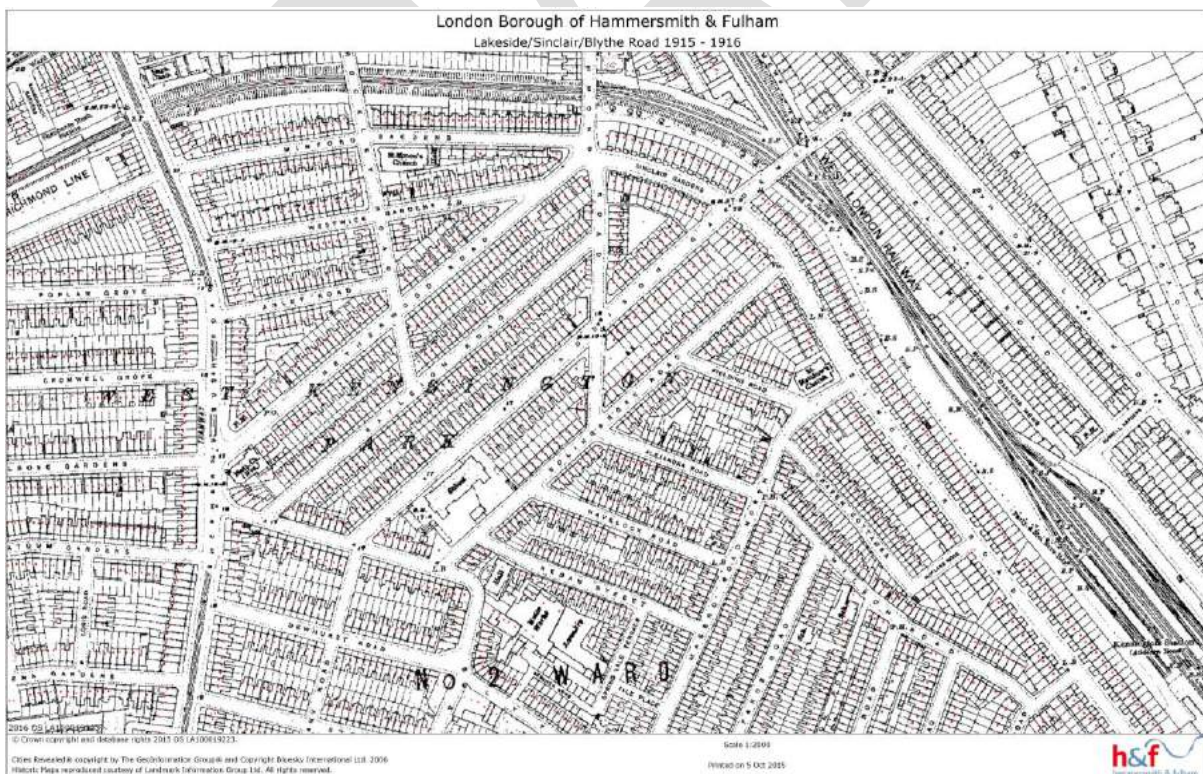
The conservation area in 1852; the field pattern indicates the predominance of agriculture. The West London Railway line has by now been built, and is the harbinger of the major house building that will follow in the area.



The conservation area in 1869 – 1874 shows development appearing from the south, the brickfields for local building are indicated in the centre of the map, adjoining Shepherds Bush Road. The unbuilt land is still put to agricultural use and fruit growing. Orchards line Blythe Road, and the first few houses in the area that is now around Redan Street have been built.



However by 1896 the Victorian building boom has taken over. There are a number street names that no longer exist, for example Wharton Road is now called Lakeside Road, Alexandra Road has been subsumed into Milson Road, and Havelock Road is now called Irving Road, while Craven Cottages are now Hofland Road (although the cottages themselves still exist).



The area is complete by the beginning of the 20th Century, as shown in this map of 1915–16.

4.2 Bomb damage during World War II led to substantial redevelopment in the post War period around Ceylon Road/Porten Road/Gratton Road/Milson Road and Blythe Road where the damage was most extensive. Bombing destroyed many houses in this area and severely damaged others, rendering them beyond repair.



Aerial photograph 1934. Terraces intact prior to WW2 bombing.



Aerial photograph 1944. The most severely damaged areas around Gratton Road/Porten Road and Milson Road are highlighted.

5.0 CHARACTER AND APPEARANCE

5.1 The conservation area is predominantly a Victorian residential area. Pevsner describes the area as “decent streets of West Kensington stucco” (Buildings of England: London 3: Northwest: It also benefits from some distinctive local shops and eateries, some with good shopfronts, on the junction of Milson Road and Masbro Road; on Blythe Road around the junction with Masbro Road and Sterndale Road; Blythe Road with Dunsany Road and Addison Gardens; and on Richmond Way between Lakeside Road and Sinclair Road. The conservation area also has some good examples of public house architecture such as the the Bird in Hand and the Havelock Tavern both on Masbro Road.

5.2 The conservation area can be split into sub-areas for the purposes of the character assessment in order to distinguish areas of similar character and similar periods of development as shown on the following plan. They are defined as:

Sub Area 1. Lakeside Road – Minford Gardens

Sub Area 2. Sinclair Road

Sub Area 3. Addison Gardens – Bolingbroke Road

Sub Area 4. Masbro Road

Sub Area 5. Blythe Road (West)

Sub Area 6. Hazlitt Road



Conservation Area Boundary and Sub Areas

Sub Area 1. Lakeside Road – Minford Gardens

5.3 Brick type, scale and architectural detail define this character area. Most of the terraced houses are built from gault brick and they are predominantly 3 storeys or 3 storeys plus basement. There are only a few 2 storey houses here. Grade II listed St. Simon's Church is a local landmark that is visible from all of the streets in the area.

Lakeside Road

5.4 Lakeside Road is predominantly lined by imposing terraced buildings of 3 storeys with semi basements but towards the northern end it does contain some 2 to 3 storey terraced houses and modern 4 storey blocks of apartments. The street contains very few trees but there are three significant clusters of tall street trees of mixed species which are planted around build outs in the kerb line and which have the effect of sub-dividing the street. The most significant cluster occurs at the junction with Rockley Road and frames and softens the node.

5.5 Nos. 1-9 and 11 to 15 are modern 4 storey buildings which only contribute to the character of the street by way of their scale.

5.6 Nos. 17 to 23 is a terrace of 4 storey, red brick houses with semi basements. No. 23 has a triple height canted bay whilst the 3 other houses in the terrace have very minimal bay projections from the front façade. A key feature of these buildings is the window sills which are joined by string courses to create a continuous effect along the terrace. These are supported by corbels at first and second floor level. This has the effect of a continuous string course running across the full width of the terrace. The buildings also have a continuous rendered parapet. These strong horizontal features have the effect of unifying the houses so that they have the appearance of a traditional mansion block. The identical pitched roofs and dormer windows on all four buildings appear to be later additions.

5.7 The terrace has retained most of its original features but the stucco on some of the string courses has deteriorated or fallen off in some places and needs repair.

5.8 Nos. 25 to 31 are 3 storey red brick houses which are terminated by gables which stand proud of steep mansard roofs. Stucco decoration includes lintels with capitals, pediments above ground floor bay windows and keystones on cambered arches to doorways. The eaves are supported by modillions. The top pane of the timber sash windows include a row of small lights which still contain coloured glass on some houses. Original doors are largely intact.

5.9 Nos. 2a to 24 is typical of the scale of the street at 3 storeys with basements and double height canted bays. Basements and ground floors are entirely stuccoed with banding around first floor architraves and entrance pilasters. Notable stucco features include round arched heads to doorways, cornices to first and second floor windows with semi-circular pediments at 2nd floor level. Sills to the later have decorative aprons. A pronounced and continuous rendered cornice runs along the parapet of the entire terrace carrying a cornice supported by modillions. Boundary piers and railings have been lost and replaced with utilitarian and unsympathetic walls with horizontal rails.



Stucco ornamentation, Nos. 2a to 24 Lakeside Road.

5.10 Two short terraces (Nos. 26-52, 33 to 43) of 2 storey red brick houses with double height canted bays and gabled roofs break the scale of the street on both sides. Both terraces employ an abundant use of stucco detailing. Notable stucco features include richly detailed pediments above bays on the ground floor, capitals, architraves and key stones around round arched doorways and aprons below first floor sills. Nos. 26 to 32 have semi-circular pediments.



Elaborate stucco decoration Nos. 26-32 Lakeside Road.

5.11 The greater part of the street consists of opposing terraces of 3 storey plus basement terraced houses (Nos. 32 to 106 and 43 to 97) with pitched roofs. The facades are of gault brick with most having prominent 3 storey stucco bays which have capitals on the architraves. Deep ledges are supported by console brackets, as are the eaves. A notable

feature of these terraces is the prominent, tall chimney stacks that punctuate the roofline. The terraces are consistent in their detailing and relatively free of alterations. Front boundaries are not original but have been given a uniform modern treatment which indicates that they are under single ownership. Whilst not entirely sympathetic to the original architecture it is at least consistent along the length of the terraces. Basement lightwells are lined with railings and there is little in the way of planting to soften the imposing scale of the buildings.



Lakeside Road, gault bricks and stucco bays found on Nos. 32-106 and 43-97.

5.12 The Methodist Church Hall (No. 108) fronting Lakeside Road is a simply detailed single storey building with gable front with a large window with red brick arch detail and key stone. Symmetrical entrances on either side of the main façade have stone panels above art nouveau detailing. The windows have been replaced and the doors are modern though the building retains its period character. The doors, signage and forecourt could be improved to enhance its appearance. The church was at the junction of Lakeside Road and Shepherds Bush Road outside the conservation area and was demolished.

5.13 There is an important view from Lakeside Road to the Grade II listed St. Simon's Church and this is detailed in Chapter 7.

Netherwood Road

5.14 Nos. 58-74. These are 3 storey, plus semi-basement, stock brick houses with 3 storey canted bays. No. 76 is an undistinguished modern block

5.15 Nos. 82-94 are 3 storey, plus semi-basement, red brick houses with 3 storey canted bays with parapets. Entrances have stucco pillars, capitals and a cornice with moulded parapet above. Paired top windows have a stucco column with capital set between them. There are distinctive moulded stucco panels above first floor windows aligned with the entrance. 3 premises are impaired with mansard roofs with dormers of various designs behind parapets.



No. 92 Netherwood Road.

5.16 Nos. 96-100. These are 3 storey gault brick houses with semi-basements. Some original railings are intact. Unfortunately all 3 have mansard roof additions and the brickwork on no. 96 has been painted. Nos. 102-104 are modern apartments which are architecturally undistinguished but sympathetic in scale.

5.17 Nos. 106-116 and Nos. 63-69. These are 3 storey plus semi-basement stock brick houses with hipped roofs at the end of each group. They have 3 storey canted bays have parapets. The houses employ a great deal of decorative stucco in their facades but some of the mouldings have been lost or altered. The most distinguishing features are the porticos with columns and decorative capitals. Unfortunately only small sections of the original front garden walls/piers and railings remain intact.



Nos. 108-114 Netherwood Road.



Several medium sized blossoming trees add character to Netherwood Road.

5.18 Nos. 53-61 and 71-79 are 3 storey gault brick houses with semi-basements and 3 storey, square, stucco bays that are very similar to houses in Lakeside Road.



*Gault brick no. 61 Netherwood Road on the right and nos. 63-65 centre ground.
A glimpsed view of St. Simon's Church spire on the left.*

Westwick Gardens

5.19 Nos. 41-49. These terraced houses are, 2 storey, gault brick with pitched slate roofs and single storey canted bays originally with tiled roofs. Bays and paired entrance surrounds are stucco with distinctive glazed pattern tiles set within them. Some houses retain original timber panelled doors. Front gardens retain dwarf walls with railings.



Distinctive tiling on porches and bays. Nos. 45 and 47 Westwick Gardens.



43-49 Westwick Gardens.

5.20 The adjoining, Nos. 51 - 59 are similar but 3 storeys with 2 storey canted bays. Nos. 55-59 have a single tripartite window above the bays rather than individual windows found in Nos. 41- 53.

5.21 Nos. 61-69 are also gault brick and 3 storey but they have 2 storey square, stucco bays with deep sills and large capitals. Paired porches also have large capitals on stucco surrounds. Unfortunately, the roof of no. 61 has been impaired by an overbearing full width roof extension.



*Nos. 61-67 Westwick Gardens in the foreground with overbearing roof extension on no. 61.
Pollarded trees add character.*

5.22 Nos. 71-73 are the same style but with semi-basements.



No. 73 Westwick Gardens, ornate iron railings intact.

5.23 Nos. 75-81 are 3 storey plus semi-basement and match the style of houses found on Minford Gardens. No. 79 has an unsympathetic roof extension made more incongruous by setting it behind a timber panelled parapet.

5.24 Nos. 38-40 are a pair of 2 storey, gault brick villas plus semi-basement. They are the same architectural style as Nos. 61-69 but are distinguished by projecting paired porches with timber panelled doors.

5.25 No.36 is a double fronted, gault brick, 2 storey, semi-detached villa with asymmetric tiled roof (hipped on the left hand side). A wide, centralised, projecting stucco porch has round pillars with capitals. Either side are one storey canted bays. A wide gap between this house and No.38 permits views of the rear of Netherwood Road.

5.26 Nos. 32-34 are a pair of 2 storey gault brick houses with single storey square bays with deep sills and large ornate capitals. The paired porches have stucco surrounds with capitals and a cornice. The houses both carry an elaborate moulded stucco parapet with a cornice with dentil course below it. Another significant gap allows views through to the rear of houses on Netherwood Road.

5.27 A variety of trees of all sizes line the street and enhance its character.

Minford Gardens

5.28 Nos. 2-46. This is a long terrace of 3 storey plus semi-basement, stock brick, pitched roof houses. All have 2 storey, stucco, canted bays with capitals and brackets under sills. Paired entrances are approached up a short flight of steps and many retain the original ornate iron railings. Porches have stucco pillars and moulded entablatures with a cornice. Upper floor windows have moulded stucco window heads and there are paired brackets under the eaves. No. 2 wraps around the corner and has a wide frontage on Netherwood Road. Many houses retain 4 panel original timber front doors and timber sash windows are largely intact along the terrace.

5.29 This part of the terrace is unimpaired by roof extensions and only 2 houses have painted brick facades.



Minford Gardens. View along the north side terrace from Rockley Road.

5.30 Nos. 48-56 are the same style but with some alteration at roof level. Slightly recessed mansard roofs with pairs of windows have been added behind later addition parapets. All have painted facades so they read as a distinct group. They retain original iron railings of a simple rod and finial style not seen elsewhere in the street.



Nos. 48-56 Minford Gardens break the uniformity with mansard roofs and parapets.

5.31 Nos. 1-15 are terraces with substantial gaps between nos. 1 and 3 and Nos. 5 and 7. Buildings are the same style as the opposing side of the street except that they are double fronted with centralised entrances.

5.32 Historic maps indicate that the semi-basement wings that join Nos. 1 and 3 are original. These have a continuous bottle balustrade running between the two premises. The basement wings between nos. 5 and 7 appear to be later additions.

5.33 The gaps in the terrace allow substantial views of the rear of houses in Westwick Gardens.

5.34 Unfortunately, no. 7 has an intrusive full width roof extension but the rest of the terrace is unimpaired. The entrances to Nos. 9-15 no longer function as such and have been replaced with sash windows.



No. 7 Minford Gardens and view through to Westwick Gardens.

Rockley Road



St. Simon's Church viewed from Minford Gardens.

5.35 St. Simon's Church and attached Hall. Grade II listed. 1879-1896 by Sir Arthur Blomfield. Gothic style church of yellow stock brick with red-brick and ashlar dressings. Renewed plain tile roof with decorative ridge tiles. The church is a significant local landmark in this part of the conservation area.

5.36 No. 15 Rockley Road, the Vicarage to St. Simon's Church is a Building of Merit on the Local List. An impressive detached, 3 storey, corner building with semi-basement, and wide frontages onto Rockley Road and Westwick Gardens. The Rockley Road frontage has a tall gabled façade on the left hand side and a 3 storey canted bay on right. In the centre is a brick porch with gothic arch on pillars.



The Vicarage, No. 15 Rockley Road adjacent to St. Simon's Church.

5.37 Nos. 17-23 is a terrace of stock brick, 3 storey houses plus semi-basements with 2 storey canted bays. All have plain stucco decoration, recessed porches and later addition dormers set back in the front roof slope. Fortunately, none of the dormers are full width.

5.38 No. 25 is a modern 3 storey brick house that is sympathetically scaled and massed to respect its neighbours. A large gap on the right hand side permits views of the back of houses in Netherwood Road.

Sub Area 2. Sinclair Road

5.39 Imposing scale and architectural detail defines this area. The terraced houses are generally between 3 storeys plus basement and 4 storeys plus basement tall. Houses are large and wide and are richly adorned with elaborate stucco decoration. Unfortunately, many houses have lost some of their stucco decoration, particularly, porticoes, balustrades and boundary walls. Many also have prominent additional storeys and dormer windows in the front roof slope which in many cases are overly dominant. Sinclair Road contains some large important trees including two with Tree Preservation Orders (No. 112 Sinclair Road and Nomis Studios, Nos. 45-53 Sinclair Road). However, it is the scale of the buildings that dominates this street rather than the trees, which are few in number for a street of this length.

Sinclair Gardens

5.40 Nos. 2 to 24 and 3 to 33. These terraces have triple height canted, stucco bays with balustrades. A distinguishing feature is the exceptionally wide porticoes with balustrades and urns. Stucco bands under the eaves carry large modillions. Some houses have retained encaustic tiled pathways and original iron railings. Unfortunately modern roof additions have been built on most premises in a variety of uncoordinated styles.

Sinclair Road

5.41 Nos. 1 to 43, 2 to 54. These houses have impressive paired porches. The most frequent pattern has columns carrying slender pillars on each corner with capitals. They carry decorative balustrades which match those on the double height stucco canted bays. Occasionally this pattern is interspersed along the terrace with grand paired porticoes that merge with the projecting double height stucco bays. They have a double arch arrangement of small and large arch supported by columns with capitals. Decorative balustrades are edged with finials with stucco masks at the base. The recessed areas under the porticoes contained stucco urns but not many are in evidence now.



*Masks, finials and slender columns with capitals.
Nos. 1 to 43 and 3 to 33 Sinclair Road.*

5.42 The former milk depot now Nomis Studios Nos. 45-51 is a 4 storey plus basement building with a mansard roof. Built in the interwar period it replaced four terraced houses that originally stood on the site and the mews houses that were behind it. The attractive stucco rusticated archway on Hofland Road is the original entrance to Sinclair Mews that had consisted of 11 small dwellings. The building's appearance is austere and imposing with wide brick pilasters on the Sinclair Road facade supporting a large moulded stone cornice. Whilst the scale is typical of the street, the grain and style are at odds with the attached terraced houses on either side of it. The house at No. 53 also forms part of Nomis Studios and is the surviving property from the original terrace.

5.43 Nos. 55 to 91 are double fronted, gault brick houses with double height, stucco canted bays set out either side of a portico. Notable features include elaborately decorated Dutch pediments on the bays. At parapet level a stucco string course supports modillions carrying a cornice.



Elaborate stucco pediments on nos. 55 to 91 Sinclair Road.

5.44 Includes St Matthew's Church (BoM) built in 1870 – 1, by A Blomfield and a landmark within the long terraces of Sinclair Road. Pevsner describes it as *“still Butterfieldian, that is, hard and not accommodating. Streaky brick with streaky slate roof. No tower; only a bellecote over a chancel arch. W porch with gable jutting up into the zone of the windows. Renovated by R. Aylmer, chancel altered 1897, restored 1956 -7.”* (From Buildings of England: London 3: Northwest; Bridget Cherry and Nikolas Pevsner, revised 1991)

5.45 The church is notable for its gable end onto Sinclair Road with gothic windows. The banded slate roof is striking in views along the street and the brick and stone fleche on the roof is a local landmark.

5.46 Nos. 56 to 74 and no. 53. This style of house is also found at Nos. 96 to 114, 144 to 160, 93 to 111 and 113 to 125. They feature double height canted bays with stucco parapets. First and second floors have stucco architraves with capitals. A distinguishing feature is the stucco cornices at parapet level with decorative balustrades above with urns at each end.

5.47 Nos. 76 to 94 are distinguished by triple height, semi-circular bays with parapets and paired porticoes supported by columns with a twisted, fluted pattern and elaborate black iron canopies above.

5.48 Nos. 116 to 142 are distinguished by double height, semi-circular stucco bays with bottle balustrades and paired porticoes supported with slender columns and elaborate black ornate iron canopies above.



Semi-circular bays and canopies on Nos. 116 to 142 Sinclair Road.

5.49 There are important views on Sinclair Road to St. Matthew's Church and these are detailed in Chapter 7. The Grade II listed Olympia multi-storey car park building, located outside the conservation area, terminates the view down Sinclair Road from the north.

Addison Gardens

5.50 No. 27 is a unique 3 storey plus basement, red brick house with triple height bay and abundant use of richly detailed stonework in the elevation. The entrance has an impressive wide stone portico with fluted columns and capitals carrying an arched entablature with keystones. This is decorated by floral friezes, dentils and a narrow cornice. The balcony above is enclosed by a bottle balustrade. Windows to ground and first floor are arched and all carry stone architraves with a variety of decorative treatments. The eaves have a layered brick cornice with modillions. A small stone and brick gable projects from the roof.

5.51 Nos. 29 to 51. These are imposing four storey terraced houses with basements, pitched roofs, prominent brick gables, triple height bays and porticos. Facades are constructed from red brick with abundant use of stucco detailing. Raised ground floors have tall porticos above the entrance steps and threshold with Corinthian capitals on the columns. The plain entablatures carry a cornice that runs across the width of each house façade and round the bays. Above the cornice, stucco parapets have been much altered.

5.52 At second floor level bays become canted and they carry prominent stucco parapets with decorative friezes. Second floor windows have recessed windows with lancet brick arches and stucco key stones. The eaves feature a fluted pattern in the frieze with a cornice supporting stucco balustrades either side of the gable. Gables feature a lancet pattern in the brick work with stucco panels and stone coping.



Nos. 29 to 51 Addison Gardens with prominent bays, gables, parapets and porticoes.

5.53 Some alterations have been made on most of the houses. Some gables have been rebuilt and decorative brickwork has been replaced with plain brick courses. Copings have been removed and tiled roofs extended over the coping area on some gables to create eaves. Some stucco cornices have been obscured by lead work. Many original pattern doors remain with fanlights and glazed side panels and some still retain intricate stained glass panels. Original patterned wrought iron railings are intact along the basement boundaries.

5.54 Nos. 53 to 59 is a terrace of four, 4 storey plus basement red brick houses. The corner house, No. 59 is prominent with a splayed frontage onto Richmond Way. All four have triple height canted bays onto Addison Gardens and prominent timber framed canted dormer windows project from the pitched roofs. Those on No. 59 have white painted pediments. All facades feature a continuous layered brick cornice supported by brick modillions.

5.55 Entrances are approached by a short flight of steps and all boundaries and thresholds have bottle balustrades. Entrances to Nos. 53 to 57 have large stucco console brackets carrying small balconies with elaborate wrought iron balustrades. No. 59 is more flamboyant and its wide frontage onto Richmond Way carries a timber canted bay window with stucco base.



Nos. 53 to 59 Addison Gardens with no. 59 prominent in the view onto Richmond Way.

5.56 Nos. 40 to 62 are red brick terraced houses which match Nos. 53 to 59.



*Distinct chimneys on nos. 53 to 59 and 40 to 62,
Addison Gardens piers with scrolls.*

Richmond Way

5.57 Nos. 23-39. This is a four storey brick built terrace with shopfronts on the ground floor. The pilasters and corbels between each shop are largely intact but many of the shopfronts are poorly designed and relate badly to their architectural surrounds. The upper floor windows are notable for their robust stucco surrounds. First floor windows are tripartite with centralised pediments.

5.58 No. 61 is a modern building featuring glass block double height bays in the elevations. Its unique style is a contrast to the surrounding architecture and its impact on the character is neutral.

Bolingbroke Road

5.59 Nos. 2-24 and 1-21 are opposing terraces of 3 storey plus basement stock brick houses with 3 storey canted bays and heavy use of stucco decoration. Nos. 2-4 and 1-3 are set slightly forward of the rest of their respective terraces.

5.60 Wide front doors are deeply recessed within porches and glazing in the doors and fanlights feature stained glass. Doorways are stucco with partly fluted pilasters and capitals supporting arched heads with keystones and floral patterns in the entablature with dentils and cornice above. Nailhead string courses run across the facades at 2nd and 3rd floors. The buildings have elaborate stucco work on the brick parapets. A slim cornice carries fluted modillions which support a deep cornice and substantial balustrade. Original iron railings line the boundaries and steps up to front doors.



*Nos. 2-24 Bolingbroke Road.
Richly detailed stucco porches.*

5.61 A few premises have had additional storeys added in the form of mansard roofs. Those on Nos. 2 and 4 are particularly prominent due to the set forward in the building line at this end of the street.



Elaborate stucco parapets on Nos. 1-21 and 2 -24 Bolingbroke Road with prominent later additional storeys.

5.62 Nos. 26-30 are 3 Houses that match Nos. 53 to 57 and 40 to 62 Addison Gardens.

Fielding Road

5.63 Nos. 13 to 20 and 5 to 12a are terraces on each side of the street which are 3 storeys plus basement, stock brick houses with double height canted bays and pitched roofs. Stucco is used to decorate the facades. The most distinctive feature of this terrace is the stucco columns on either side of the recessed entrances with capitals, and decorated architraves above, with a saw tooth effect in the stucco. A nailhead string course runs along the entire length of the terraces at 2nd floor level below the windows. Some boundaries retain original iron railings and rendered piers and some accommodate small trees and shrubs which enhance the street scene.



Conspicuous mansard roof on the north side of Fielding Road.

5.64 Nos. 8 to 11 and 13 and 19 have mansard roofs which overhang the eaves. Unfortunately these are prominent and give the houses a top heavy appearance. Some houses retain the original pattern iron railings to the boundary and front steps. No. 5 is double bay fronted without a basement storey but matching in style to the rest of the terrace.

Masbro Road

5.65 Nos. 98-100 are a pair of 3 storey plus basement houses with 2 storey square bays. A continuous first floor balcony with ornate iron railings is supported by the bays and brackets on flat pillars around the entrances. Parapets have a cornice carrying a bottle balustrade. All architraves are stucco with floral capitals.



Bottle balustrade parapet and ornate iron balustrade on no. 100 Masbro Road.

Sub Area 3. Addison Gardens – Bolingbroke Road

5.66 Period of construction, brick type, scale and architectural detail define this character area. This was the last part of the conservation area to be developed. Historic maps indicate that it was still largely undeveloped by 1896. The terraced houses are constructed from red bricks and are generally between 2 and 3 storeys with a more suburban character and generally lack the purpose built basements of their older neighbours. Many of the houses have Dutch gables.

Blythe Road

5.67 No. 194 is a modern red brick, 3 storey corner house with an overly prominent mansard roof. Nos. 196-198 are 3 storey red brick houses with 2 storey canted bays with minimal use of stucco decoration.

5.68 Nos. 200 to 206 are 3 storey premises that originally included shops on the ground floor, but most have been in-filled and sympathetically proportioned shopfronts and fascias have been lost. The premises retain pilasters with floral capitals and most of the corbels, however, all shop cornices are missing. The terrace has a deep stucco cornice above a string course and modillions with a parapet above. Nos. 204 and 206 have additional storeys in the form of mansard roofs. 206 is more sympathetic as it is set back from the parapet whereas on No. 204 the mansard roof overhangs the eaves and is more prominent as a result. Marchmont House, No. 210 (Building of Merit) is imposing in scale and bold in its detailing. At 5 storeys, the building is taller than its surroundings and combined with its distinctive detailing forms a local landmark. The brick facade features stucco bands that run around all principal elevations. The splayed corner elevation is more elaborate with the first floor window crowned by an apron and elaborate canopy. Whilst the second floor window is pedimented. The fifth floor consists of a steep slated, mansard roof which is unique in the area. Rendered banding is continued around the tall chimney which has a pronounced cornice.

5.69 Nos. 214-216 have unfortunately been partially rebuilt and have lost their decorative features apart from console brackets on the shop pilasters. Nos. 222 – 224 are three storey houses with double height bays and pedimented aprons above the ground floor windows.

5.70 Cornwall Mansions is a 4 storey, red brick triangular building on the corner with Addison Gardens. It has a full height faceted bay on the corner that provides attractive corner emphasis. The main entrance on Blythe Road is set within a full height bay with moulded parapet. Balconies of various sizes articulate the façades further and have attractive ornate iron balustrades. The piecemeal replacement of windows in inappropriate materials and with inappropriate opening styles is regrettable.

5.71 There is an important view from Blythe Road to Marchmont Court. There is also an important view from Blythe Road to the Grade II listed Blythe House (Former Post Office Savings Bank HQ) which is outside of the Conservation Area and both of these views are detailed in Chapter 7.

Addison Gardens

5.72 Nos. 70-148 and 67-97 are matching 3 storey, red brick terraced houses on both sides of the street, with pitched roofs, and double height bays topped by projecting Dutch gables. A distinguishing feature of these houses is the glazing pattern. The top half of the top sash is subdivided into two rows of small panes with coloured dimpled glass panes in each subdivision. This applies to all windows including the round arched sash windows in the gable.



Houses in Addison Gardens, Nos. 142 to 148. Richly detailed facades are further enhanced by planting in front gardens.

5.73 Bay windows are tripartite with stucco lintels and capitals. The ground floor bay has a stucco pediment surrounding a floral frieze. Eaves are supported by a row of modillions.

5.74 Doors are deeply recessed and the door recesses are lined with patterned glazed ceramic tiles. Door surrounds have hanging capitals supporting round arch stucco architraves with elaborately patterned keystones. Front doors themselves also have a distinct glazing pattern with many subdivisions with stained glass in the doors and fanlight.

5.75 Front gardens are sufficiently deep to accommodate shrubs and planting that further enhance the character of the street.

5.76 Some unsympathetic changes have been made. The brickwork has been completely rendered on some houses and others have had their brick facades painted which has the effect of undermining the unity of the terrace. Most houses retain timber sash windows but the glazing pattern has been simplified on some with the removal of glazing bars. Some front doors and stained glass have also been lost. Many houses have lost their encaustic or tessellated tiled footpaths. Many roofs have lost their original slate tiles and have been replaced with concrete profiled tiles.

5.77 Addison Gardens Primary School (Building of Merit) built in 1900, is a typical London Board School. The building is 3 storeys with tall main floors, resulting in a building of imposing scale. This is further emphasised by steep pitched roofs, gables and tall chimneys.

5.78 The main façade onto Addison Gardens is set out with a central section divided into four window bays of equal width with narrow recessed wings on each side and prominent projecting bay wings with gable roofs at each end. The four central bays are divided by full height red brick pilasters. The façade of the central four bays and recessed wing section is built of red bricks at ground floor and stock bricks above that with red brick and stone detailing. The ground floor façade is profiled to create a banded effect. The four central bays have vertically aligned windows which are grouped into 3's. All timber sliding sash windows

have a fanlight above them and those on the 2nd floor have arch headed fanlights featuring radial glazing bars.

5.79 Each floor has brick window surrounds which are distinct in design from the other floors. Window arches on the ground floor are deep, segmental and, modulated. Against the red brick banded background the depth and prominence of the arches assist the visual impression of a robust base supporting the upper floors.

5.80 The window surrounds on the first floor are lined with red brick and simple cambered red brick soldier course arches. The surrounds on the second floor are more elaborate. Red bricks create an architrave effect supporting a brick arched surround. The red brick is interspersed with stone quoins. Each floor is subdivided by a horizontal band. Between the ground and first floor this consists of an ovula red brick string course above the window heads, supporting red brick courses which carry a stone cyma recta cornice. The two central panels feature an elaborate cornice and parapet. Red modillions project from a layered red brick band and support a pronounced stone cornice.

5.81 The facades of the gable ends are entirely constructed from red brick apart from some limited use of stone detailing. The gables have oriel windows edged with radially splayed red bricks interspersed by 4 slender large key stones set out at compass points.

5.82 A 3 storey outbuilding in the school grounds is subservient to the main building but still of imposing scale.



*Elaborate cornice and parapet on Addison Gardens Primary School.
Street trees along the perimeter enhance its setting.*

5.83 Gordon Mansions (Building of Merit) a 4 storey mansion block with 3 storey canted bays with balconies on top set either side of the entrance. The elevations feature pedimented aprons and arched window heads at 2nd floor level. Unfortunately the brick façade has been painted.

5.84 There is an important view along Addison Gardens to Addison Primary School and this is detailed in Chapter 7.

Richmond Way

5.85 The character of the street is partly defined by its confluence with several long streets and its importance as a local shopping centre. It is also the home to some significant mansion blocks and impressive trees. Unlike some parts of the conservation area the shops have survived in retail use rather than undergoing conversion to residential use.

5.86 This street features three significant mansion blocks and two are Buildings of Merit on the local list, Nos. 11 to 18 and 19 to 26 Addison Park Mansions. Nos. 11 to 18 features triple height bays with a deep parapet. The building is attractively detailed with a pronounced stucco cornice and string courses. Original pattern iron railings line the perimeter. Nos. 19 to 26 have similar detailing. The corner bay is crowned with a cupola carrying a weather vane. Nos. 68-72 is also part of the group with shops on the ground floor and the residential entrance is on Lakeside Road. Original corbels remain on the pilasters either side of the shop signage. Most of the shop signage is unsympathetic to the character of the buildings in terms of its proportions, materials and method of illumination.



Addison Park Mansions, Richmond Way.

5.87 Nos. 78-80 Richmond Way are the same style as Nos. 32-72 Bolingbroke Road (below).

5.88 The street contains three very large trees which are prominent and are distinct components in the character of the street. All three are covered by Tree Preservation Orders.

5.89 There is an important view along Richmond Way to Bolingbroke Road and another from Richmond Way to the Grade II listed St. Simon's Church and these are detailed in Chapter 7.

Bolingbroke Road

5.90 Addison Primary School (Building of Merit). The back of the school is as impressively and richly detailed as the Addison Gardens side and is prominent in longer views.

5.91 This façade has a central wing, which is 5 window bays wide. It is 3 tall storeys high in the main elevation with a deep parapet and a tall hipped roof containing an attic storey with two large dormer windows and a cupola on the ridge. The central section is flanked by 6 storey wings with gable roofs and these are set back slightly behind the building line of the central section. In turn these wings are flanked by wider 5 storey wings. Each end of the building is terminated by a wide red brick wing of approximately 6 storeys in height with a prominent gable roof.

5.92 The central section features three vertically aligned rows of tall timber sash windows, all with fanlights, which are semi-circular on the ground and second floors. The ground floor facade is of banded red brick and the window arches are segmental in red brick and interspersed by stone voussoirs and keystones.

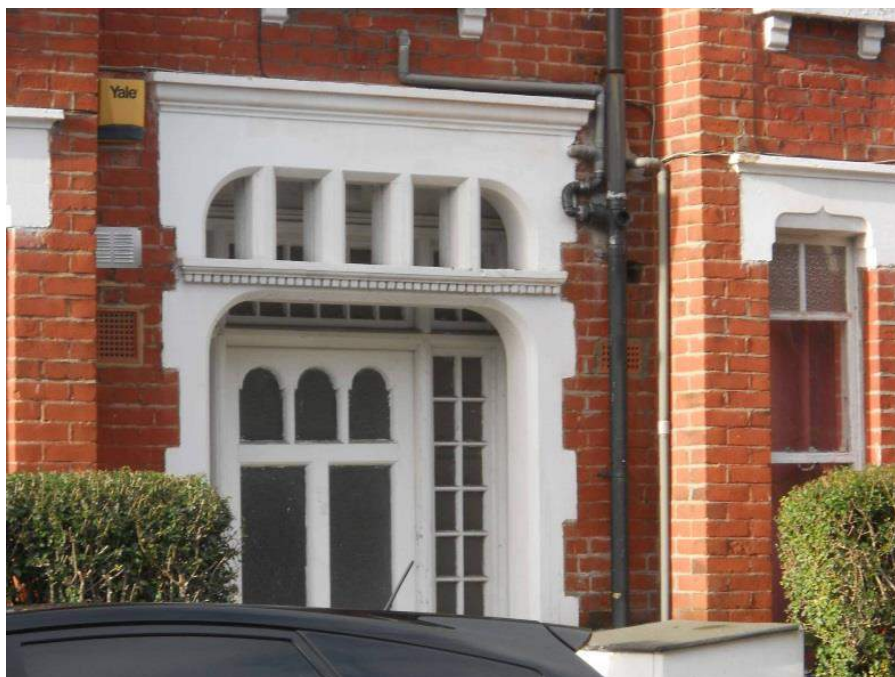
5.93 First and second floor windows are vertically aligned and set within depressed arches with a decorative stone spandrel panel between them. Raised pilasters around the windows have a red brick base and are set out above that with stone voussoirs interspersed with red brick band. Keyed oculus windows in the end gables are a key feature.



Addison Primary School viewed from Bolingbroke Road.

5.94 Nos. 32 to 70 are 2 storey red brick houses with pitched roofs and double height bays with gables above. The main decorative features are in and around the entrance. Wide doors are recessed into a porch, with glazed panels and fanlights around them featuring intricate stained glass. Architraves are stucco with a dentil course above the doorway and a deep entablature with cornice featuring five unglazed fanlights. All window lintels are stucco, with those at ground floor having a pediment effect. Top sash windows feature subdivisions in the glazing pattern so that a row of 3 small panes sit above 2 larger panes.

5.95 Front gardens are of sufficient width to contain shrubs which have further enhanced the street scene. There are three medium sized trees outside of this terrace, which are a welcome feature in a street which is largely devoid of trees.



Distinctive porches with stucco unglazed fanlights, Nos. 32 to 72 Bolingbroke Road.

5.96 Nos. 51 to 67 are a terrace of 3 storey red brick houses with double height bays, pitched roofs and prominent gables with paired windows. Gables have stone ball finials on either side. Doors are recessed and wide with fanlights and stained glass panels. Door surrounds are of segmented red brick arches with a stucco keystone, and stucco detailing. Decoration elsewhere is restrained with stucco architraves and capitals and console brackets supporting sills. Some of the houses retain tessellated paths. Front gardens are of sufficient width to accommodate planting which further enhances the attractiveness of this terrace.



Nos. 65 and 67 Bolingbroke Road.



Nos. 51-67 Bolingbroke Road. The pattern of closet wings at the rear of the terrace is clearly visible from Milson Road.

5.97 Nos. 69-83 are a terrace of red brick, 2 storey houses with double height canted bays. End of terrace houses have hipped roofs and the rest are pitched. Ornamentation is restrained. A distinctive feature of this terrace is a band of decorative moulded bricks above the ground floor lintels on the bay. Front gardens are of sufficient width to accommodate planting which further enhances the attractiveness of this terrace.



Distinctive moulded brick pattern on Nos. 69 to 83 Bolingbroke Road.

Sub Area 4. Masbro Road

5.98 Scale, brick type and some informality distinguish this area which is centred around Masbro Road with its shops and Public Houses. This is the oldest part of the conservation area and small plots were developed in a more piecemeal fashion than character area 3. Although the streets are formed of long terraces, there is variety between groups of properties. Some streets have short terraces or pairs of houses of different styles and there are a few “one off” houses. 2 to 3 storeys is the typical scale. There are also streets with more uniform, 2 storey cottage style terraces such as Redan Street and Hofland Road.



View of Hofland Road from rear of Milson Road. (Photograph courtesy of Penny Stewart-Moore).

Hofland Road

5.99 Nos. 1-31 are a terrace of modest 2 storey cottages with pitched slate roofs. Facades are very simply detailed and built of London stock bricks with stucco ground floor facades. Nos. 26-32 have stucco canted single storey bays. Recessed street doors have simple arched architraves and ground floor windows have matching architraves. On the whole the terrace is unaltered but a few have painted brick upper floors. Deep front gardens are a feature of the street and mature gardens make a very positive contribution to the character of the terrace. The south side of the street is formed of the back garden walls and garage doors of Milson Road.

5.100 There is an important view from Hofland Road to the Grand Hall at the Grade II listed Olympia Exhibition Centre which is outside of the Conservation Area and this is detailed in Chapter 7.

Masbro Road

5.101 The street contains a mix of mainly 2-3 storey, brick built terraced houses. There are several small groupings of houses of matching style and random houses which are individually distinct. Houses on the east side of the street tend to have simpler detailing than the west side and have brick facades with less use of stucco. There is a cluster of shops around the junction with Milson Road and some on the eastern side of the street have been converted to residential use at ground floor level.

5.102 There are randomly spaced small and medium sized trees in the pavement along the road which soften and enhance its attractiveness. Front gardens are very small along the street but where they have been planted, particularly with climbing species they have made a positive visual impact.

5.103 Nos. 5 to 13 are a short terrace of 3 storey, stock brick houses with stuccoed, semi-basements. Windows have stucco architraves and a cornice which is continuous along the full length of the terrace. All houses have a later mansard roof storey of uniform style. Original iron railings are intact along the ground floor and are little damaged.



Recessed mansard roofs Nos. 5 to 13 Masbro Road. Street trees and planting in narrow front gardens enhance the street scene.

5.104 Burnand House is a modern housing development which is unsympathetic to the character of the conservation area. Some adjacent medium sized street trees help to screen it and soften its impact. Nos. 43 to 45 are modern and their impact is neutral.

5.105 Nos. 47 to 53 are comprised of 2 storey terraced houses with stucco facades. All have later mansard roofs with dormer windows. Nos. 51 to 53 have a deep cornice above the doorway supported by decorative console brackets. Original iron railings are intact along the boundaries. The Havelock Tavern (1880), no. 55 is a two storey, brick built corner public house with frontages onto Masbro Road and Irving Road. Notable for its blue glazed tiled ground floor, with slim fascia and cornice above. All windows beyond the tiled area have rendered architraves with decorated lintels above and cornices with a dentil course. The façade has a deep parapet with a continuous cornice. The Irving Road façade is edged with a quoin strip.



Distinctive tiling on The Havelock Tavern, Masbro Road.

5.106 Nos. 59 to 65 are 2 storey brick built houses but an additional brick storey has been built above the parapet on Nos. 61 and 63. Ground floor facades are of rendered stucco and window and door heads carry cornices supported by scrolled console brackets. Nos. 67 to 73 are a group of shops with residential accommodation above. Shopfronts are sympathetically designed to the shop surrounds which still retain original corbels on the pilasters. There is a continuous rendered parapet across all the premises with later, recessed, additional storeys in mansard roofs of varying profiles with dormer windows.



Nos. 67 to 73 Masbro Road. Sympathetically designed shopfronts and attractive street tree outside No. 67 reinforce the character of this conservation area.

5.107 Nos. 75 to 85 is a terrace of 2 storey stock brick buildings with later mansard roofs and dormer windows set behind the parapet. 5 of the premises are houses with stucco ground floor facades containing recessed doorways with arched heads and floating cornices.

5.108 St. Mary's Roman Catholic Primary School is a modern building which has a poor relationship with the street in terms of its architectural style and its set back from the established building line. There are however, attractive medium sized trees within its perimeter.

5.109 No. 40 is a modest 2 storey brick built house retaining iron railings to the front garden. No. 42 (Building of Merit), formerly the Lord Nelson Public House converted to residential in 1997, is a quirky 2 storey, brick built house with double height centralised window bay, steep pitched roof and prominent gable. Elaborate full height, fluted pilasters with capitals frame the house either side and form the junction with neighbouring premises.



Unusual full height pilasters, No. 42 Masbro Road.

5.110 Nos. 44 to 50 are simply detailed, 2 storey, stock brick terraced houses with pitched roofs. Ground floor entrances have round brick arches with stucco key stones. No. 52 is similar in style although the ground floor façade has been stuccoed with rendered architraves. No. 54 is a 3 storey, stock brick built house. Its proportions are unusual with the ground floor slightly set slightly below pavement level. A distinctive feature is the round headed, brick arch above the first floor window with a Juliet balcony with original ironwork balustrade. The projection of the balcony provides a canopy for the entrance below it. Iron railings are retained along the boundary.



Juliet balcony provides canopy, No. 54 Masbro Road.

5.111 Nos. 56 to 60 are 3 tall, stock brick built, 3 storey houses which have lost some of their original features. 60 appears to be the most complete. The ground floor is rendered and banded. The doorway has a simple floating cornice supported by scrolled console brackets. First floor windows also have floating cornices on console brackets.

5.112 Nos. 66 to 68 are 3 storey brick built houses which were shops in the past. Each building retains one console bracket that would have defined the shop fascia area and both have flat rendered remnants of cornices. No. 68 is more imposing in scale with stucco architraves and those on the first floor have decorative motifs and cornices supported by dentils. The property retains a prominent cornice on the rendered parapet.

5.113 Nos. 70 to 76 are 3 storey, stock brick built houses with stuccoed semi-basements. Nos. 74 and 76 have steeper pitched roofs which may be due to later alteration and addition of loft conversions. Doorways have simple unadorned rendered architraves with a cornice supported by scrolled console brackets. Some architectural details have been lost but No. 70 is the most intact and also retains original walls to the front steps and intact iron railings to the boundary. No. 72 has unsympathetic modern replacement windows.

5.114 No. 78 is a 2 storey plus attic storey house with more elaborate brick detailing than its neighbours. On the ground floor the paired windows match the proportions of the entrance and all 3 have segmental arched window heads. A brick string course with brick dentils divides the ground and first floors. The pair of windows on the first floor have arched window heads and segmental brick arches around them. The parapet has an elaborate brick cornice, 4 courses deep with a Flemish style stepped gable above. All brick arches and string courses and the ground floor plinth courses and some patterned areas are comprised of red brick to provide a contrast to the stock bricks used elsewhere in the façade. Some courses of red bricks are also used for additional patterning in the façade.



Red brick decoration on No. 78 Masbro Road; the attractive tree outside contributes to the character of the area.

5.115 No. 82 retains a shopfront and it seems possible that No. 80 may have originally been a shop too. Both have recessive later roof additions. Nos. 84 and 86 are 2 storey plus basement houses which both appear to have undergone sympathetic alterations to their facades. There is a corbel on the pilaster between them which indicates that they may both have originally contained shops on the ground floor.

5.116 No. 88, The Bird In Hand Public House (which appears on historic maps for 1869-1874). This is a Building of Merit occupying a prominent corner location. A 3 storey brick built building that has a splayed corner and a substantial frontage onto Milson Road. The ground floor elevation is constructed of red bricks with a deep stucco band above. All three entrances have arched surrounds in red brick which forms a contrast with the stucco band they are set into. The entrance on Milson Road has an entablature with keystone and large dentils and console brackets supporting a deep, plain cornice. The first and second floors are of stock brick construction with red bricks only used as architraves around the windows and as a pattern in the brickwork on the splayed façade. Main windows on the first floor have gauged arches with rendered key stones and rendered sills. An oriel window is featured on the Milson Road frontage. The parapet features a deep rendered stucco band with cornice, and a rendered coping. The splayed façade is crowned with a prominent brick chimney stack with decorative brickwork and a stucco diamond.



The Bird in Hand Public House, Masbro Road, rebuilt in 1926.

5.117 Nos. 90-92 are a pair of 2 storey, brick built terraced houses with stuccoed ground floors and later roof additions with dormer windows. Recessed doorways have round arches with capitals and a floating cornice above. Nos. 94-96 are a pair of 2 storey brick built terraced cottages of modest scale with shallow hipped roofs and shared chimney stack.

5.118 There is an important view from Masbro Road to St. Mathews Church and this is detailed in Chapter 7.

Redan Street

5.119 No. 1A is a 2 storey brick built house with 2 storey canted bay. All windows and the entrance have decorative rendered architraves with capitals. The ground floor bay has a cornice with stucco aprons above. The stucco parapet seems to have been altered possibly in connection with the addition of a prominent dormer window in the front roof slope. Nos. 1 to 5 are a terrace of 5 stucco fronted, 2 storey houses, all with non-original roof additions set well back from the street elevation so as to be recessive and barely apparent above the parapets. Entrances are recessed with arched, stucco architraves. A key feature of these buildings are the string courses above ground and first floor windows that carry semi-circular stucco pediments. The terrace has a continuous cornice supported by modillions.

5.120 Nos. 6 to 50 and 7 to 43 are two long terraces of 2 storey brick built cottages with almost entirely uniform shallow pitched roofs that form an integral element of the important view described at 7.12. The original roofline that is a significant contributor to this linear view is essentially unaltered and unencumbered with modern impediments. Ground floors are stucco with a narrow raised band delineating the junction of ground and first floors. Doors are recessed with round arched heads above entrances. Most houses have retained their timber sliding sash windows although there are some changes to the glazing pattern. Some houses have simple double pilasters with cornices at the junction with their neighbours. Most premises have lost their original iron railings. Whilst gardens are narrow many contain shrubs and climbers that enhance the street scene along with neat boundaries in the form of painted picket fences. Some small street trees also enhance views along the street.



Houses retain their pitched roofs on Redan Street. Picket fences and shrubs in front gardens enhance the appearance and experience at ground level.

5.121 Addison Boys Club has a gable ended, double storey height façade which has attractive brick detailing. It has suffered from unsympathetic alterations to the windows which could be due to later interior reconfiguration. If the opportunity arises in future, the reinstatement of appropriately designed glazing should be considered.



Bricking up of windows on Addison Boys Club has harmed the appearance of this elevation on Redan Street.

5.122 There is an important view from Redan Street to Addison Primary School and this is detailed in Chapter 7.

Spring Vale Terrace

5.123 Nos. 13 to 22 are 2 storey brick built houses with pitched roofs with stucco ground floors with a stucco string course and some retain original iron railings. No. 15 and 16 have basements and are commensurately taller. The rear of Berghem Mews Business Village backs onto the street and this is a modern building that does not reflect the narrow grain of the street and does not enhance the character of the conservation area.



Nos. 14-17 Spring Vale Terrace.

Irving Road

5.124 No. 1 is an unusual 2 storey building set behind a stucco ground floor wall and featuring a rustic stone façade at first floor level.

5.125 Nos. 3 to 11 are identical brick built houses with stucco ground floors, brick façades at first floor and a stucco parapet carrying a full width cornice. Recessed doorways are round arched with architraves. The roof on no. 7 is less recessive with a prominent modern cornice of its own which is less sympathetic in character. Nos. 13 and 15 are a pair of stucco fronted 2 storey houses. Facades have simple detailing with architraves around all windows. Doorways have pronounced pilasters with capitals and cornices above the entablature. No. 13 has a recessive later additional mansard storey with dormers.

5.126 Grosvenor Court is a 3 storey plus semi-basement, brick built block of flats. Full height symmetrical bays with paired windows flank the entrance and the east side has a recessed full height wing. The bays have pronounced brick banded pilasters running full height on both sides with flat capitals under the eaves that support a continuous tiered brick cornice with dentil course on top. The doorway is given prominence with an open pediment above it containing a depressed arch surrounding an ornate patterned frieze. More pattern is contained within the façade with depressed brick bands at first and second floor level lining through with the lintels. Unfortunately the entire façade has been painted and boiler flues project through it.

5.127 No. 21 is a two storey brick built house plus later addition mansard roof. The ground floor is stucco and banded with pronounced banded pilasters and large capitals at ground floor level. At first floor the façade is brick and the pilasters continue in brick to parapet level where they support large console brackets. The façade terminates in a deep rendered parapet carrying a full width cornice. Nos. 17 and 19 are a pair of rendered houses with stucco facades and a recent infill section between them. Each original house has plaster quoins running full height on both sides of their elevations. Ground floor windows have floating cornices supported by console brackets.

5.128 Nos. 25 to 45 are 2 storey plus semi-basement houses with double height canted bays. Basement facades are stuccoed. Main elevations are of gault brick with parallel bands of red brick running horizontally across the facades at first floor window sill level. Doorways are recessed and brick pilasters support ornate capitals bearing decorative stucco round arched architraves with ornate keystones. The roof and bay eaves carry a distinct row of modillions. Some houses still retain original iron balustrades either side of the entrance steps.

5.129 No. 2 is a 2 storey, stucco fronted house with deep parapet with cornice running between console brackets on rendered pilasters. A non-original loft storey is recessed but prominent above the parapet. Nos. 4 to 8 are 2 storey brick built houses with semi-basements and later mansard roof additions with dormer windows. Basement facades are stuccoed. Doorways are recessed with eared architraves and cornices supported by ornate console brackets. Basement areas are surrounded by original ornate iron railings, all have roof additions.



Nos. 25 to 45 Irving Road. Gault brick facades with red brick string courses. Note the distinct modillions under the eaves.

5.130 Nos. 10 to 20 are 2 storey, brick built, terraced houses with later addition mansard roofs behind the rendered parapets. No. 10 retains a cornice and console brackets either side of the ground floor indicating that the premises was originally a shop. Ornate iron railings still feature on some houses. Nos. 22 and 24 are 2 storey brick built houses with basements; double height canted bays and later roof additions behind original patterned brick parapets.

5.131 Nos. 26 to 40 are 2 storey stock brick houses with semi-basements and double height canted bays. Basement facades are stucco with no ornamentation. First floor bays are brick below the sill and stucco above. Console brackets are prominent below the eaves. Entrances are paired and individually recessed. Doorways are heavily decorated with fluted pilasters carrying capitals and round arches with keystones and floral patterned friezes on the entablature. Ornate iron railings have been retained to boundaries and entrance steps. Fortunately none of the facades have been painted. The roofline remains largely unimpaired by modern impediments.

5.132 This street contains only a few small trees and the introduction of more (if feasible) would further enhance its character. There is an important view from Irving Road to Addison Primary School and this is detailed in Chapter 7.

Milson Road

5.133 No. 33 is a 2 storey; brick built house with pitched roof and single storey cambered bay with stucco architraves. No. 35 is a 2 storey brick built house with pitched roof with substantial alteration to ground floor fenestration. Nos. 37 and 39 are 2 storey brick built houses with stucco ground floors and string course above with round arched heads to recessed doorways. No. 39 has had an additional brick storey added with cornice.

5.134 Nos. 41 to 59 are 2 storey brick built houses with pitched roofs, stucco ground floors with a flat rendered string course above. Recessed doorways are set behind round arched heads with keystones. They have had prominent additional storeys added with mansard roofs set behind tall brick parapets. Some houses retain encaustic tiled garden paths.



No.49 Milson Road. Prominent additional floors have disrupted the consistency of the terrace.

5.135 Nos. 61 to 67 are 2 storey brick built houses, originally with stucco ground floor. Doorways have round arched heads with architraves and ground and first floor windows have stucco architraves with floating cornice above the ground floor window and doorway. The houses have undergone alteration including the addition of an additional storey and loss of some stucco decoration. No. 71 is a 3 storey stucco fronted house which was originally a shop as evidenced by the retention of large corbels on the pilasters. The building has a recessive mansard roof.

5.136 No. 73 is an unusual 2 story stucco fronted house with small corbels either side of the ground floor window which reveals that the premises was originally a shop. The building has a recessive mansard roof behind a deep parapet with cornice. Nos. 75 to 81 are 3 storey, brick built with a brick cornice on the parapet. All have shops/commercial on the ground floor and Nos. 79 and 81 retain some corbels on the pilasters which are in a poor condition.



*Nos. 71 and 73 Milson Road with shopfronts prior to residential conversion.
(Photograph courtesy of Jane Bond).*



Nos. 71 and 73 Milson Road as they are now with retained pilasters and console brackets and cornices (no. 73 only).

5.137 Nos. 2 to 16 are stock brick houses identical to Nos. 26 to 40 Irving Road. Houses have retained their timber sliding sash windows but No. 8 has unsympathetic modern aluminium replacement windows. Fortunately, none of the facades are painted and the roofline remains largely unimpaired by modern impediments.

5.138 No. 18 is an unusual 2 storey brick building with a double height bay and north facing rooflights. Nos. 24 to 28 are 3 tall stucco fronted houses with painted facades. Entrance doors are deeply recessed and plain stucco pilasters around them carry capitals supporting round headed architraves. Ground floor windows and entrances also have narrow floating cornices above. A flat stucco string course divides ground floors from the floors above and the buildings have deep plain parapets supporting a continuous cornice.



Nos. 28 (right) and 30 Milson Road.

5.139 Nos. 30 to 38 are 2 storey brick built houses, mostly with latter mansard roofs set behind the parapet. Nos. 30 to 34 have stucco ground floor facades and Round arched doorways with architraves. Nos. 36 and 38 have brick facades and brick cornices on the parapet. Most have recessed roof additions.

5.140 The Health Centre and Masbro Children's Centre/Community Centre are modern buildings which are horizontal in their proportions along the street frontage. They do not reflect the local urban grain of narrow plot widths and the low rise Health Centre in particular does not reflect the scale of the street. Street trees enhance this part of the street including a particularly large specimen outside the Community Centre.



Health Centre Milson Road, an opportunity site.

5.141 Nos. 42 to 46 are simple 2 storey brick built terraced cottages with pitched roofs. These are unadorned apart from the stucco architrave around the doorway of no. 42. No. 48 has a full width recessed mansard roof which is highly visible and creates a local route marker.



Nos. 42 to 48 (left) Milson Road.

Faroe Road

5.142 Nos. 1-5 are 3 simply detailed stock brick terraced cottages. No. 1 retains a timber shopfront and a serving hatch window in the Milson Road elevation.



Serving hatch. Flank elevation of No. 1 Faroe Road on to Milson Road.

5.143 Nos. 7 to 9 are 2 storey brick built houses with stucco ground floor elevations. Windows carry simple stucco architraves. The pitched roof on No. 9 has been raised to incorporate a loft room with roof lights. Original iron railings are retained on boundaries.



The raised ridge on the roofs to the left and right of the picture accommodates a loft extension. Faroe Road.

5.144 Nos. 11 to 21 are 2 storey brick built houses with stucco ground floor elevations. Windows carry simple stucco architraves. Doorways are recessed with capitals and arched architraves. Boundary railings have been retained. These houses match No. 51 to 65 further along the terrace. Nos. 17 and 19 are likely to have matched their neighbours but alterations have taken place to incorporate an additional floor in a manner unsympathetic to the rest of the terrace.

5.145 Nos. 23-29 Faroe Road Studios (which appear on historic maps for 1915-16) are a single storey red brick building with three prominent gable roofs. The building has six timber sash windows across the frontage with cambered soldier course arches and stone architraves with a Gibbs effect around the entrance.



Faroe Road Studios, previously a school building.

5.146 Nos. 31 to 33 are two, 2 storey plus basement red brick houses with pitched roofs. Windows have flat arches and facades are unadorned apart from a brick cornice with dentil effect. Boundary railings are retained. Nos. 35 to 37 are brick built 2 storey houses which may have originally matched Nos. 51 to 65 but some loss of stucco architraves seems likely to have taken place. Stucco cornices on parapets have been retained. Both have an additional recessive roof storey. Original pattern iron railings have been retained. During the process of lateral conversion, the recessed porch of No. 53 has been infilled and the door of No. 51 has been brought forward. Originally these houses had deep set porches and such changes erode the uniform characteristics of houses in the terrace.



Infilled porch, no. 53 Faroe Road.

5.147 Nos. 39 to 49 and 75 are six houses very similar in style to Nos. 51 to 65 apart from having a basement storey. All have an additional recessive roof storey. Original pattern iron railings have been retained or sympathetic replacements installed.

5.148 Nos. 51 to 65 are 2 storey brick built houses with stucco ground floor elevations. Windows carry simple stucco architraves. Doorways are recessed with capitals and arched architraves. All but No. 65 have retained their timber sash windows. 6 of these houses have recessive additional stories of varying design. Nos. 67-71 are 2 storey brick built plus stucco basements. Doorways and ground floor windows have stucco architraves with matching cornices. Nos. 71 and 67 have additional recessive roof storeys. No. 73 is a 2 storey plus basement brick built house with stucco basement elevation. The façade features a decorative string course above ground floor and a more elaborate brick cornice.



3 styles of houses in Faroe Road; No. 75 on the right is also prevalent at nos. 39 to 49.

5.149 Nos. 2 to 12 are 2 storey brick built houses with stucco ground floor elevations. Windows carry simple stucco architraves. Doorways are recessed with capitals and arched architraves. There are floating cornices above the doorway and ground floor window. Nos. 18 to 24 are 2 storey, brick built terraced houses with basements and pitched roofs. Basement elevations are stucco. Windows have cambered heads and architraves. Doorways are recessed behind round arch heads which are visually supported by flat stucco architraves with capitals. Nos. 18 and 20 have prominent dormer windows in the front roof slope. Nos. 26 to 34 are 2 storey brick built terraced houses with basements and pitched roofs. Stucco is only applied to recessed doorways and flat architraves with small capitals.

5.150 Nos. 36 and 38 are 3 storey, stucco fronted houses with basements. The façades are notable for their arched stucco pediments above all windows and the matching arches of the recessed doorways. The parapets consist of a stucco string course with flat rendered frieze carrying modillions which support a continuous cornice. Iron railings are retained along the boundaries. Recessed mansard roofs with dormers are a later addition to all premises. These houses are identical to Nos. 80 to 86.



From left to right Nos. 42, 40, 38, 36 and 34 Faroe Road.

5.151 At St. Mary's Roman Catholic Primary School, the boundary above the brick wall has an open aspect allowing views of notable mature trees within the school grounds. The street only contains a few small trees and would benefit from further planting if feasible.

Ceylon Road

5.152 Ceylon Road contains 2 and 2 storey plus basement houses. Nos. 1a to 1c are 2 storey brick built houses with pitched roofs and ground floor bays. Stucco decoration is applied only to cornices on the bays and floating cornices above the doorways. Windows and doorway have brick moulded architraves.



Nos. 1a-1c. Attractive brick facades have unfortunately been painted in Ceylon Road.

5.153 Nos. 1 to 3 and 6 to 18 are broadly very similar houses with minor variations in external details. Some are 2 storey with pitched roofs and others are 2 storey plus basement and are correspondingly taller. Most houses have a rendered ground floor (and basement). Windows have cambered heads and stucco architraves. Doorways are recessed and have stucco architraves with capitals. Nos. 1 to 3 appear to have been altered so that they have an extended brick parapet to accommodate a later addition, recessed mansard storey with dormer windows. Some other houses have been impaired by overly dominant mansard roofs but most have retained pitched roofs. Nos. 21 to 24 have stucco basements and a continuous cornice. Doorways have capitals, cornice and pediment effect above. No. 26 is a stucco fronted modern house which is sympathetic to the character of the terrace.

5.154 Nos. 27 to 30 are stuccoed at basement and ground levels. Paired entrances have pronounced flat rendered architraves with capitals and cornice. Ground floor windows have matching window surrounds to the doorways with the pronounced architraves resting on a string course between basement and ground floor.

5.155 Nos. 32-36 is a terrace of 2 and three storey modern terraced stock brick houses built in the 1980's on the site of the former St. Matthews Church Hall. Although sympathetically scaled they have ground floor garages that detract from the established residential character of principal living rooms overlooking the street.

Fielding Road

5.156 Nos. 1 to 4 are a terrace of 2 storey, stock brick houses with single storey canted bays and pitched roofs with the second floor window contained in a distinctive gable. Entrances are set within a substantially recessed wing which creates a paired effect on Nos. 2 and 3. Stucco decoration is limited to the cornice and low parapet on each bay. Red brick is used to provide further decoration in window arches and string courses. No. 1 is the Vicarage for St. Matthews Church and turns the corner into Masbro Road. It has an attractive curved façade with gable, gothic windows and stained glass panels with a red brick arch pattern set into the stock brick facade above the first floor windows. Gothic arched windows are also used in the recessed wings at first floor level with a red brick arch linking the two windows above them in the stock brick façade. The roof has decorative clay ridge tiles and some gables carry delicate metal finials.

5.157 No. 4 has been substantially altered with complete rendering of the façade and more modern windows and this has undermined the continuity of appearance along the terrace.



No. 1 Fielding Road turning onto Masbro Road. Attractive red brick soldier courses in window arches and string courses.

Sub Area 5. Blythe Road (West)

5.158 This area is largely comprised of stock brick, 3 storey terraced houses mainly laid out in uniform terraces. Many of the house styles employ robust stucco decoration. Part of Dewhurst Road is unusual in the character area as it comprised of 2 storey red brick houses. It is surrounded by taller stock brick houses on every side.

Dewhurst Road

5.159 West of Dunsany Road the street consists of opposing terraces (Nos. 1-21 and 2-24) of 3 storey stock brick built terraced houses with double height, canted stucco bays. Notable stucco features include decorative friezes below the eaves and aprons below first floor sills. Many houses have the original pattern timber doors and some retain tessellated tile pathways. On the whole there have been very few unsympathetic changes to the facades although a couple of houses have unsympathetic modern windows.

5.160 East of Dunsany Road, (Nos. 26-52 and 23 to 55) the scale and pattern is more suburban and the street consists of 2 storey, red brick houses with pitched roofs and double height canted bays and small gables. All windows have stucco architraves and ground floor bays carry pediments and floral capitals. A stucco string course runs around the bay at first floor level and carries consoles which support the sill. Houses have generous front gardens where the planting makes a contribution to the street scene. Several retain tessellated tile pathways. Some gables still retain red clay finials. Some houses have later addition basements which have been discreetly integrated with narrow light wells.

5.161 Several medium sized trees in the footpath soften the linear view along the street.



Stucco pediments and capitals on bays, Dewhurst Road east.

5.162 There is an important view from Dewhurst Road to the Grade II listed Blythe House (Former Post Office Savings Bank HQ) which is outside of the Conservation Area and this is detailed in Chapter 7.

Sterndale Road

5.163 This street consists mainly of 3 storey (some with semi-basements), stock brick houses with shallow pitched roofs and double height canted bays. Stucco ornamentation is used on all windows and doorways and notable features include modillions below the eaves and nail head string courses below cornices on the bays. Some houses in the street (Nos. 1 to 3, 9 to 23 and 88 to 92) have stucco parapets with modillions supporting deep cornices. Most houses have retained all of their stucco features. Some also retain original iron railings to the raised ground floor steps where they have basements.

5.164 There are several large trees in the street and their canopies merge in places across the road and create more enclosure and softening of the view. Front gardens are reasonably deep and hedges and other planting creates more interest at ground level.



Sterndale Road showing two styles of housing, those with a parapet and those with a pitched roof. One of the large trees that typify the street is visible on the left.

Dunsany Road

5.165 Significant views are afforded from this street of the rear of premises on Blythe Road, Dewhurst Road and Sterndale Road. Many premises have dormer windows in the rear roof slope and other extensions and changes to the original fabric of the building some of which have a negative impact on the character of the conservation area.

5.166 There is an important view from Dunsany Road into Addison Gardens and this is detailed in Chapter 7.

Augustine Road

5.167 No. 6. Applegarth Studio is an unusual, 2 storey, red brick built studio/house with very narrow frontage onto Augustine Road. The building tapers back towards the rear of Dewhurst Road. The ground floor window is flanked by pilasters which support a brick pediment. The main distinctive feature of the street elevation is a tall, full width window on the first floor.



Applegarth Studios on Augustine Road.

5.168 No. 10 is a modern stock brick house with semi basement and vaulted gable which makes a positive contribution to the character of the conservation area.

Blythe Road

5.169 Blythe Road accommodates a number of building styles along its length and houses are largely three storeys in height including some with basements. There are clusters of shops along the street and in the past there were more but some have been converted to residential use.

5.170 Nos. 59 to 71 are 3 storey stock brick premises with shops on the ground floor. Some original corbels remain on the pilasters but some are missing or damaged. Most of the shopfronts are unsympathetic to the proportions of the original shop surrounds. Projecting brick string courses run across the façade and there is an elaborate brick patterned cornice below the eaves. No. 59 has been rendered flat and painted and has therefore lost all of its brick decoration. Nos. 71 to 77 retain shops on the ground floor and have retained their cornices above the shop signage. The upper floors of the building have the same window heads and parapet/cornice detailing as Nos. 9 to 45 Sterndale Road. Nos. 77 to 85 are modern commercial buildings which have a neutral impact on the conservation whilst Nos. 87 to 101 are modern 3 storey stock brick houses with gable roofs and oriel windows that make a positive contribution to the character of the street with their scale, grain and detailing.



Modern houses Nos. 87-101 Blythe Road.

5.171 Nos. 121 to 127 are houses which are identical to Nos. 26-52 and 23-55 Dewhurst Road. Nos. 129-135 are 3 storey brick built premises, all with additional mansard storeys. At ground floor all premises retain pilasters with corbels and cornices, as they were originally shops. The terrace carries a deep stucco cornice supported by large modillions and a stucco parapet above.

5.172 Nos. 137 to 143 are 3 storey plus basement stock brick built houses with double height stucco bays with minimal ornamentation apart from a cornice and capitals on the bays and pilasters. Houses have deep eaves with stucco modillions and large console brackets with finials above. Nos. 145 to 161 are 3 storey brick built houses with double height, stucco canted bays and abundant use of stucco decoration elsewhere. A distinctive feature of these houses is the paired windows above the entrance which carry a scrolled pediment above the cornice. Deep gardens on these houses contain hedges and other soft landscaping that contribute to the street scene. Medium sized street trees in this part of the street also soften the enclosure.



*Paired windows above the entrances with stucco scrolled pediments
Nos. 145 to 161 Blythe Road.*

5.173 Nos. 163 -175 are 3 storey plus basement terraced houses with 3 storey stucco bays with deep sills and architraves. No. 171 has an unsympathetic dormer on the front roof slope. Cast iron railings to front gardens have been replaced with unsympathetic modern replacements.

5.174 Nos. 177-183. This is a short terrace, 3 storey, hipped roof, stock brick houses with recessive, paired wings. Front elevations have 2 storey, stucco canted bays. The deep eaves are supported by stucco brackets. The recessive wings have secondary entrances and moulded stucco parapets. Unfortunately boundaries on 3 premises have been removed and forecourts have been given over to parking.



Recessed wings on Nos. 177-183 Blythe Road.

5.175 No. 112, is a distinctive five storey, red brick mansion block with full height symmetrical semi-canted bays set forward of the central elevation. The façade has elaborate brick decoration. Windows on the first to third floors have arched heads with soldier courses and brick strings courses which run across the entire façade, following the outline of the window arches. All windows have brick aprons and keystones. The fifth floor is terminated by rendered gables and parapets.



Elaborate brick detailing, no. 112 Blythe Road.

5.176 Nos. 114 to 118 are 3 storey brick built premises with ground floor shops. An unusual double console bracket feature frames the shop fascias.

5.177 No. 120 is the Old Parr's Head Public House, built between 1871 and 1873, according to the author of "Hammersmith and Fulham Pubs", Chris Amies, "*Parr's Ditch, now culverted, ran nearby along the western edge of Brook Green, but it is likely the name refers to a near-legendary, long lived and notorious seventeenth century character.*" Nos. 122 to 134 is a terrace of 3 storey plus basement houses which are entirely stucco fronted and have minimal decoration. Nos. 136 to 166 are a terrace of 3 storey stock brick premises with basements. The arched entrance to Berghem Mews breaks the terrace. The ground floors were originally shops as evidenced by the console brackets on the pilasters and cornices in between them. The shops have been filled in with brick facades with sash windows that are not sympathetic to the character of the building. Some houses have retained their original parapet cornices and iron railings. Unfortunately no. 136 has been entirely rendered. Nos. 168 to 184 is a terrace of 3 storey plus basement stock brick houses with pitched roofs and double storey canted bays. Basements and ground floors are stucco but the only ornamentation is simple capitals on the pilasters around recessed doors.

5.178 No. 186 Blythe Mews is a modern building which has a neutral contribution to the character of the area. Adjacent to it a modern brick house has been built at the former garage site at No. 188. Its unusual form has added an element of surprise in the form of a rotunda that is sympathetically scaled to its neighbours and complementary in its brick façade.



New house on the former garage site, No. 188 Blythe Road.

5.179 The gabled rear of Addison Boys Club is prominent in views at this bend in the road. Unfortunately its oriel window has been bricked up and reglazing would enhance its appearance.

Shepherds Bush Road

5.180 In this wide, mature tree lined street, there are 3 stock brick built terraces of 3 storey houses of similar scale that fall into 3 groups with regard to external stucco decoration. Whilst most have retained their original stucco features, most have lost their timber sash windows and original boundaries. Nos. 67 to 75 have semi-basements and feature triple height, canted, stucco bays. Distinctive stucco decoration includes aprons on the bays and friezes below the eaves. Nos. 77 to 85 have semi-basements and feature triple height, canted, stucco bays with elaborate decoration. Distinctive stucco, decorative features include crenulated string courses on the bay and above the doorway and vase like fluted pilasters below sills and finials above. Unsympathetic alterations include rendered painted façades to Nos. 77 to 79. All boundaries have been replaced with a variety of less complimentary modern styles but the original railings on entrance steps have survived on some.



Nos. 77 to 85 Shepherds Bush Road have vase like pilasters under the sills and finials above. Ornate railings remain on some.

5.181 Nos. 85 to 105 have an extra storey contained within original mansard roofs featuring central dormer windows. Facades feature double height, canted, stucco bays with simple decorative architraves featuring capitals. At first floor level the top of the architraves are terminated by a distinctive crenulated parapet. Paired entrances have deep cornices above the entablature with dentils below and Corinthian capitals to fluted pilasters. There are deep eaves containing concave stucco friezes which are inscribed with decorative motifs.



Concave frieze and crenulated parapets at nos. 85 to 105 Shepherds Bush Road.

5.182 A number of unsympathetic alterations have been carried out. All of the houses have lost all or some of their original timber sash sliding windows and a variety of modern replacements in UPVC have been installed. The front elevation of No. 105 has been clad in stone cladding and No. 99 has painted brick. Some have slate roofs but others have less attractive, modern concrete tile replacements. Hotel signage has obscured part of the entablature above the entrances of Nos. 97 and 99.

Sub Area 6. Hazlitt Road

5.183 Scale, brick type and commonality of some of the stucco decoration define this character area. Bricks are predominantly London Yellow Stocks or Gault. Storey heights are 3 or 3 plus basement. Much stucco decoration is applied to the elevations and many first floor windows have stucco pediments above them. The southern part of the character area is characterised by post war flat block development following extensive bomb damage. This is largely unsympathetic to the scale, grain, architectural style and layout of the area.

5.184 Post war housing blocks, Thackery Court, Calcott Court, Coleridge Court, Walpole Court and Boswell front onto much of the western end of Blythe Road. The architecture and grain of these developments is largely unsympathetic to the character of the conservation area. Thackery Court together with Brangwyn Court, Elgar Court and Calcott Court are laid out as an estate surrounded by green spaces. Their layout relates poorly to the orthogonal

layout of the Victorian Streets in the area however, the open spaces do afford vantage points from which to view the attractive Victorian Streets. There are also some attractive mature trees that enhance the views, particularly around the perimeter on Blythe Road and Ceylon Road.

Milson Road

5.185 Nos. 107 to 111 are 3 storey brick built houses with pitched roofs with basements and double height canted bays. Recessed doorways are set behind round arches, with floral capitals supporting a substantial entablature with keystone, decorative panels and cornice above. The slightly more elevated continuation of the terrace at Nos. 113 to 117 consists of brick built houses with pitched roofs and basements and double height canted bays. Entrances have slender columns or flat pilasters with capitals carrying a deep entablature with a cornice. Basement and raised ground floor bays are stucco with capitals on the latter and a parapet above the cornice. The eaves are supported by modillions set onto the window heads. No. 119 is a modern house built after wartime bombing that is sympathetic in scale and proportions but lacks the decorative detailing of the Victorian houses in the terrace.

5.186 Along the length of the terrace (from Nos. 107-119) the houses have a distinctive rhythm in that in their ascending order, each of the features - bay windows and architrave rise slightly house by house. This creates a harmonious perspective that each house is slightly taller than the next. This sense of "flow" is of note as it is quite unlike any of the other terraces in either this or surrounding roads and should be noticed as of particular interest. The modern house at the end of the terrace, No. 121, provides a contemporary interpretation of the Victorian terrace. Whilst different in its materials and some of its detailing it reflects the stepped pattern of the rest of the terrace in the height of the bay and the position of the first floor windows. A gap at the end of the terrace following wartime bomb damage reveals a view of the rear of terraced premises on Sinclair Road.



Nos. 107 to 121 Milson Road.



No. 121 Milson Road. Attractive details include deep window reveals, faceted parapet and upper storey glazing.

5.187 Hazlitt House is a wide, 3 storey brick built house with basement. The ground floor entrance has a centralised portico with full capitals on the pillars and a decorative balustrade above the cornice. Several stucco string courses run across the façade including a nailhead pattern at first floor. A stucco frieze runs under the eaves and carries a row of modillions.



Hazlitt House with unsympathetic prominent dormer.

5.188 Nos. 54 and 56 are 3 storey premises that appear to have originally been shops on the ground floor as evidenced by console brackets on No. 56 and a cornice on No. 54. No. 58, former Royal Oak Public House was originally a 3 storey premises but now has a 4th storey contained within a modern mansard roof set behind the continuous parapet. The premises contains a well-proportioned timber shopfront and the original console brackets are still intact.

5.189 Nos. 60 to 66 are a short terrace of four, 3 storey, gault brick built houses. Nos. 60 and 66 at the ends of terrace are set forward from Nos. 62 and 64 and are flat fronted. The

latter have double height canted bays. Doorways are recessed with brick surrounds and stucco capitals supporting distinctive scrolled pediments above. The terrace has an elaborate, prominent and continuous parapet consisting of stucco string course, supporting modillions carrying a cornice with balustrade above. The façade also features coloured brick bands at all floors.

5.190 No. 64 has a later mansard roof with dormer windows which is prominent and breaks the symmetry of the terrace and undermines the roofline established by the decorative stucco parapet.



Elaborate stucco pediments, Nos. 60 to 66 Milson Road.

5.191 Nos. 68 to 78 are a terrace of five, 3 storey brick built houses with double height canted bays and stucco decoration. Paired, recessed brick lined doorways have columns with floral capitals supporting an entablature with cornice and parapet with distinctive circular pattern.

5.192 The terrace had a continuous terrace but this is missing on Nos. 76 and 78. Some houses have completely or partially lost the circular pattern in the parapet. Nos. 76 and 78 still have original decorative iron railings to the boundary.

Gratton Road

5.193 Nos. 26 to 50 and 35 to 41 are imposing 3 storey plus basement, gault brick houses with double or triple height canted bays and many have large, tall dormer windows in the front roof slope. Doorways have slim columns with capitals supporting a projecting entablature with decorative friezes and cornice. Parapets consist of a stucco string course with modillions carrying a cornice and a balustrade above. Those with double height bays carry stucco balustrades. Nos. 43 to 57 do not have basements but have similar stucco detailing. Some houses retain their original ornate iron railings.



Typical stucco decoration Gratton Road and original railings.

Porten Road

5.194 Porten Houses are imposing 4 storey plus basement, red brick mansion blocks with 4 storey bays and stucco porticoes. A distinctive feature on all floors are the string courses which join the lintels and run along the full length of the terrace, The roofline is punctuated above the parapet by brick and stucco gables with moulded brick friezes below.



Porten Houses on Porten Road.

5.195 Nos. 19 to 29 are 3 storey houses with basements and recessed mansard roofs. Raised ground floors have banded stucco and some houses still retain floating pediments

above the doorway and windows. Unfortunately the brick facades have been painted which loses the contrast between the brick and the stucco decoration. Original or sympathetic railings are retained along the boundaries.



Floating pediments in Porten Road, Nos. 19-28.

5.196 The rear of the terrace is visible from Ceylon Road. The profile of the valley roofs is a distinct feature. Setting back roof extensions helps to retain the clarity of the feature.



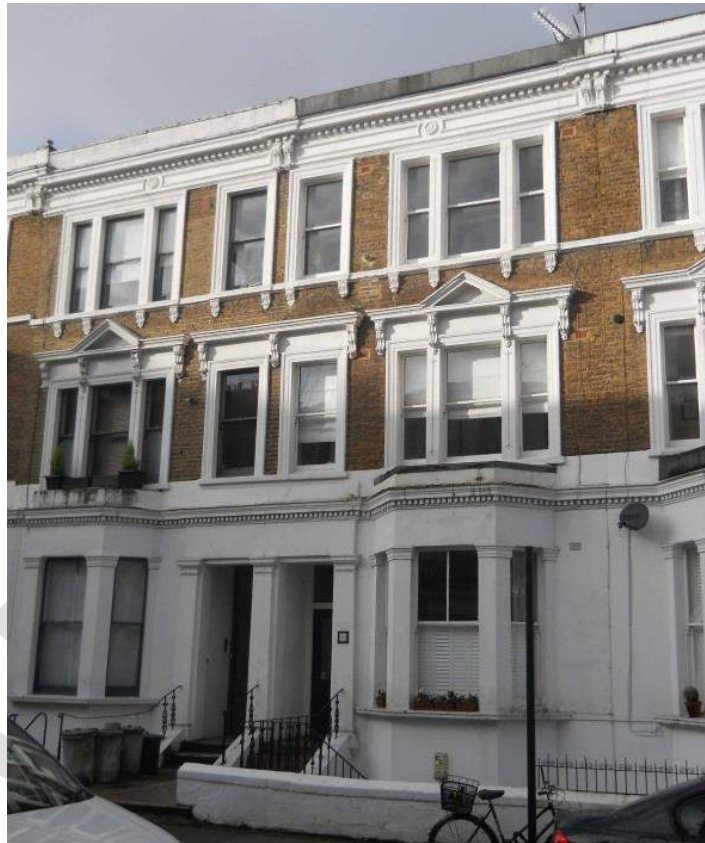
Prominent valley roofs, rear of Porten Road houses viewed from Ceylon Road.

Hazlitt Road

5.197 Nos. 18 to 36 are a terrace of 3 storey brick built houses with basements with double height canted bays and porticoes. The latter have slender, partially fluted columns with capitals supporting arched heads. The elaborate entablature features pilasters on the corners, fluted key stones, string course and a dentil cornice. Bays are stucco and fairly plain but have a dentil cornice. The bays and porticoes support full width balconies above, with iron decorative balustrades.

5.198 First and second floor elevations are 3 windows wide with stucco pilasters either side of the central window running up to the cornice on the parapet. A continuous stucco string course runs across at window head level on first and second floor. The first floor carries a semi-circular pediment above the central window. There are decorative stucco aprons between first and second floor flank windows.

5.199 Cornices are missing on some houses and where they are intact they have largely been disfigured with lead flashings. Some original boundary details and railings remain but there have been many unsympathetic changes.



Hazlitt Road: unsympathetic lead work on cornices and parapets.

5.200 Nos. 2 to 16 are three storey plus basement, brick built houses with double height canted bays and abundant use of stucco decoration. Basement and ground floor elevations are stucco up to first floor sill level. Doorways are recessed with capitals on flat pilasters. A cornice with dentils is continuous across the full width of the façade, encompassing the doorway entablature and bay, which has a parapet above.

5.201 First floor and second floor windows are single above the doorway and triple above the bays and all have stucco architraves. First floor lintels are stucco and carry console brackets supporting cornices which have a pediment above the triple window bay.

5.202 Second floor windows have a sill supported by small fluted console brackets linked by a continuous string course along the terrace. Stucco parapets carry a moulded frieze with console brackets at each end, supporting a continuous cornice with dentils and flat stucco parapet section above.

5.203 Some houses retain remnants of ornate iron railings to front paths and steps but boundary railings are largely missing.



Hazlitt Road. Missing cornices diminish the decorative composition.

5.204 There is an important view from Hazlitt Road to the Grade II listed Blythe House (Former Post Office Savings Bank HQ) which is outside of the Conservation Area and this is detailed in Chapter 7.

Maclise Road

5.205 Nos. 14-26 and 33-47 are impressive, opposing 4 storey plus basement, stock brick terraces. Robust stucco decoration is employed on all floors. On Nos. 14-26 ground and basement floor facades are entirely stucco with canted bays and porticos with pillars and capitals. These support first floor balconies with continuous ornate iron balustrades along the terrace. Tripartite windows at first and second floor carry the pediment detail that is typical in this part of the conservation area. A continuous stucco cornice on brackets also runs along the terrace. Some houses on the north side have later roof extensions but they are set back from the parapet.

5.206 Nos. 33-47 are similarly detailed. All windows are individually expressed and first floor pediments are semi-circular. Ground floor stucco is banded around the canted bays.



Nos. 14-26 Maclise Road.



Nos. 33-47 Maclise Road.



Original iron railings and piers are largely intact, Maclise Road.

5.207 Nos. 2-12 are 4 storey stock brick premises with shops on the ground floor. Most of the original shop surrounds with pilasters console brackets and cornices are still intact. The shopfronts are generally of poor quality in this terrace in terms of their proportions and detailing. All windows on the upper floors have stucco surrounds and those at the first floor have pediments on brackets. A cornice at parapet level is still intact.



Original shop surrounds are largely intact. Nos. 2-12 Maclise Road.

Hazlitt Road

5.208 Nos. 1-7 are a short terrace of 3 storey plus semi-basement stock brick houses with double height, stucco canted bays with parapet roofs. Recessed porches have stucco pilasters with capitals and a cornice on the entablature. All windows have stucco surrounds and the tripartite windows at first floor level have brackets carrying a cornice with a pediment. This is a common feature of many houses in this part of the conservation area. Ornate iron railings on dwarf walls are intact.



Nos. 1-7 Hazlitt Road. First floor windows with pediments that are typical in this character area.

5.209 No. 9. This detached house matches the design of those in Maclise Road but is only 3 storeys plus basement.



No. 9 Hazlitt Road.

Hazlitt Mews

5.210 Seven 2 storey stock brick premises which have undergone many alterations including, on most, the addition of mansard roofs with dormers. Nos. 4 and 5 were rebuilt in the 1980s.

Blythe Road

5.211 Nos. 24-44. This 4 storey terrace with shopfronts on the ground floor is very similar to those in Maclise Road. Shopfronts vary in quality. No. 28 retains a traditional shopfront of very sympathetic proportions to the shop surround.



View along Blythe Road, nos. 24-44.



Well-proportioned shopfront at no. 28 Blythe Road in need of some repair.

5.212 Nos. 46 to 52 are 3 storey terraced premises with shops on the ground floor. The pilasters and corbels are still intact although a couple of cornices are missing. Nos. 50 and 52 have slim shop fascias which are sympathetic to the original shop surrounds in their proportions. First floor windows have stucco window surrounds with pediments on decorative brackets. There are no roof extensions in this terrace which has a continuous parapet and cornice.

Beaconsfield Terrace Road

5.213 Nos. 1-6. This terrace of 4 storey premise with ground floor shops matches those at Nos. 24-44 Blythe Road. The shopfronts vary in their quality and sympathy for the surrounding architecture.

6.0 BROAD DESIGN GUIDELINES

6.1 The previous section described the character and appearance of the conservation area, looking at its historic development, individual buildings, groups of buildings and the general townscape. This section outlines the broad design guidelines which will be applied to ensure that the character or appearance is preserved or enhanced by any proposal.

Land Uses

6.2 The mixture of uses within a conservation area is a component of character and often reinforces the role and quality of its individual buildings and local townscape. The impact of changing the balance of uses on that character must be carefully considered. Where new uses are proposed, they should be configured and accommodated in a manner that is consistent with the character of the conservation area and its architectural form, scale and features.

6.3 The experience of the particular mix of uses within a historic area helps determine its character. This often reinforces the role and quality of its individual buildings and local townscape. The balance of uses within a conservation area is, therefore, important in defining its character, particularly if they reflect the historic development of the area. Conservation Area designation is seen as the means of recognising the importance of such factors and in ensuring that appropriate policies are adopted to address the preservation or enhancement of such character by maintaining the balance of uses where it exists.

Urban Design

6.4 New development should contribute positively to the townscape and visual quality of the area and achieve a harmonious relationship with its neighbours to preserve or enhance the character and appearance of the conservation area. A successful design will take account of the characteristics of setting, urban grain, key townscape features, architectural details, landscape features, views, landmarks of the conservation area.

6.5 New development will be considered on the basis of the following urban design characteristics:

a. Setting

The setting of the conservation area is determined by its surroundings within which the area is experienced and describes its relationship in particular to the spatial, visual, historic and topographic context. The setting may contain buildings or features that have a positive, neutral or negative impact on the significance of a conservation area. Where necessary, applicants should describe the impact of their proposals on the setting of a conservation area in accordance with the method outlined in Historic England's Good Practice Advice Note: The Setting of Heritage Assets (GPA 3) (2015).

b. Urban Grain

The urban grain of an area is composed of the plot layout, form and scale of buildings, the public realm and street pattern that define the distinct character of the conservation area and give clues to its historic development.

c. Key Townscape Features

All new development should respect the key townscape features, such as height and massing, building types and density, that define the sense of place. Proposed works within consistent groups of buildings such as terraces or set piece developments should respect the established homogeneity of the townscape.

d. Architectural Detail

The scale, proportion, alignment, style and use of features and materials must be carefully conceived to achieve high quality buildings that form a harmonious relationship with their neighbours.

e. Landscape Features

All new development should respect terrain and landscape features of the site and surroundings and respect their relationship to the built context.

f. Views

Significant views in and out of a conservation area and within it that can be appreciated from the street should be protected and opportunities to enhance existing views and shape or define new ones should be sought when considering new development.

g. Landmarks

Established landmarks, such as a church, school or an imposing mansion block, should be retained as visual focal points where they make a positive contribution to defining and identifying the character of the conservation area.

Further guidance can be found in 'Building in Context: New Development in Historic Areas', CABI 2001.

6.6 The council will require applications for planning permission, whether outline or full, to be in sufficient detail for a judgement to be made in relation to the impact of the proposal on the character and appearance of the adjoining buildings and street scene and the conservation area as a whole. For this reason an outline application without any details is unlikely to provide sufficient information.

New Development, Extensions and Alterations

6.7 New buildings, extensions and alterations should be sympathetic to the architectural character of the built context and should not have a harmful impact on the character and appearance of the conservation area. Characteristics such as building heights, building lines, roof forms, rear and side additions, front gardens and boundary treatment, lightwells, materials, windows and building features as well as disabled access measures should be considered in this context.

6.8 The following building characteristics are relevant when planning new development, extensions and alterations:

a. Building Height

Any new development should respect the general townscape and prevailing height of buildings in each area where there is general consistency in height and scale. Where this is not the case, a townscape analysis would be required that supports the judgement about appropriate building heights on a site.

b. Building Line

The relationship between the frontages of buildings and the street space they are enclosing is an important townscape characteristic. New development should respect the dominant building line and the general rhythm of the facades within a street. The building line of the rear of buildings, often with a repetitive pattern of original subordinately designed rear extensions, can also be important in its relationship with gardens. It should be respected by the careful design of any proposed rear extensions.

c. Roof Extensions

Front roof extensions are likely to interrupt continuous parapet and eave lines in the townscape and are generally unacceptable for typical buildings styles within the Borough. Rear roof extensions should be sympathetic and special attention should be paid to their design where they are visible from the street and from surrounding properties. Alterations to the ridge height and the front roof slope are considered to be unacceptable where they harm the uniformity of a terrace or the proportions of a building. The use or reinstatement of original rainwater goods, decorative detail and materials including tiling patterns will be expected where appropriate. The demolition of original chimney stacks that are a significant feature in the roofline and silhouette of a building or terrace is considered to be a material alteration to the roofscape and shape of a dwelling house. Their removal may require planning permission and will be resisted. Similarly, original chimney pots should be retained wherever possible.

d. Hip to Gable Roof Extensions

Hip to gable roof extensions can undermine the symmetry of groups of properties or terraces. Where hipped roofs form part of the pattern of original development in an area their loss will be resisted.

e. Other Extensions

Extensions should never dominate the main building and should meet the policies in the section of the Planning Guidance Supplementary Planning Document on Housing Quality with regard to the provision of garden space, its proportions and quality. The size of rear and side extensions should have regard to existing building patterns within a conservation area and respect the symmetry of original additions in terraces. The design and materials of such extensions should integrate successfully with the host building and its neighbours.

f. Front Gardens

Front gardens define the edge of the public realm and form an important element of the character of most of the Borough's streets and terraces. Planted front gardens improve privacy, the appearance of properties and their relationship to the street, amenity value and local biodiversity. The retention and maintenance of planted front gardens will be encouraged and their destruction in order to create vehicular crossovers, access and hard standings will be resisted. Further guidance can be found in the Sustainable Drainage Systems, Biodiversity and Transport sections of the Planning Guidance Supplementary Planning Document.

g. Boundary Treatment

Traditional front boundaries are important in defining the character of a street and visually unite street frontages of buildings. Alterations to or removals of front boundaries that interrupt the sense of enclosure and rhythm in the relationship between private and public space will be resisted, and where missing, front boundaries should be replaced to their original design. Boundaries of the 19th & early 20th Century can vary from the earlier style of metal railings on a stone plinth with matching gates, to the later style of low brick walls with stone copings (simple flat blocks or more distinctively moulded) surmounted by metal railings or panels, and matching gates all flanked by stone or terracotta capped piers, and hedges, or a combination of these. In the majority of cases black or dark green is the most appropriate colour to paint metal railings and gates, but wherever possible the original colour scheme should be investigated. Invisible Green (Dulux Colour Reference 8406 G78Y) is often used. Visible side and rear boundary treatments can be of equal visual importance and their original design should be retained or reinstated. Any new structure over one metre in height on a boundary adjoining the highway and over two metres in height on a boundary at the rear of properties would require planning permission. Where the installation of bin, cycle or meter enclosures in gardens is considered to be acceptable, their design should be in proportion to the height of the boundary treatment and the size of the garden, and the enclosures should not be accessed through new openings in boundary walls, hedges or railings.

h. Lightwells

Where lightwells are considered to be appropriate they must be sensitively designed and proportioned to accord with the 'Design Guidelines for Lightwells' in the Planning Guidance Supplementary Planning Document. The creation of lightwells by the excavation of all or part of the front garden of a residential property to provide windows to basements requires planning permission, as does the enlargement of an existing lightwell. The loss of a substantial part of front gardens that form an integral part of the character of the terrace and street will be resisted.

i. Brickwork and Stonework, Painting, Render and Cladding

External brick or stone walls (including pilasters to shop surrounds) should be retained in their original condition and should not be painted, rendered or clad in any material. Existing brick or stone elevations including chimney stacks should be properly maintained and appropriate repointing undertaken where necessary (usually

with lime based mortar in a flush finish). Properties that have original unpainted stucco rendering, or have stucco mouldings, should preferably be left in their original state and specialist advice should be sought where re-rendering or repairs are necessary. Where render or stucco is painted, it should be repainted an appropriate matt colour (or colours) i.e. white, pale or pastel shades rather than vivid colours. Glazed bricks or tiles and terracotta tiles or decorative panels should not be painted. Planning permission may be needed for changes to original facades and consultation with the Borough's conservation officer should be sought.

j. Windows and Original Features

Original architectural features such as timber sash windows, timber or metal casement windows, panelled doors, decorative stucco, moulded window surrounds and door cases, and historic shopfronts should be maintained and repaired wherever possible. Where renewal is unavoidable, owners are encouraged to reinstate these with exact replicas in the original style, detailing and materials. Replacement windows should be designed with matching opening styles, frame materials and profiles, pattern of glazing bars and glazing types. The type of glazing including secondary glazing options and design details should be carefully considered on a case by case basis. Planning permission may be needed for replacement windows and advice from the Borough's conservation officer should be sought. Owners of properties with inappropriate replacement windows, including PVC (plastic) windows, will be encouraged to change them for those of a more appropriate design and materials to match the originals when an opportunity arises.

k. Disabled Access

Applications for development affecting heritage assets should achieve accessible and inclusive design wherever possible and practicable. The Council supports the dignified and easy access for disabled people to and within historic buildings and historic public spaces. Suitable access for disabled people, which does not compromise a building's or areas special interest, can normally be achieved if treated as part of an integrated review of access requirements for all visitors or users, and if a flexible and pragmatic approach is taken. The Historic England publication – Easy Access to Historic Buildings (2015) provides useful guidance.

Shopfronts, Shop Signs and Awnings

6.9 The removal of historic shopfronts will be resisted and where they have been fully or partially removed, restoration will be encouraged. New shopfronts, including signage, lighting and other external installations, should incorporate high quality designs and materials which are appropriate to the architectural character of the building.

6.10 Proposed works to shopfronts will be considered with regard to their characteristic setting and features:

a. Shopfronts

New shopfronts and alterations should be designed to achieve a satisfactory visual relationship between the frontage and the rest of the building. Shopfronts spanning

more than one original shop unit should not disrupt the vertical emphasis by the removal of intermediate pilasters and corbel brackets that originally divided the individual shop units.

b. Shopping Parades

A group of shops within a terrace normally has a unified appearance within well designed surrounds common to each shop and with related shopfront designs. The replacement of shopfronts with individual features and surrounds that are not common to the group would harm the unified appearance of the terrace. The retention, repair or restoration of original shop surrounds and frontages therefore is of high importance to the character and appearance of historic buildings and conservation areas.

c. Shop Fascias, Signage and Lighting

Fascia panels and shop signs should be integrated into the design of a shopfront, respect architectural details, use appropriate materials of high quality and should be located below the perceived floor level of the first floor. Internally illuminated box fascias and signs are considered to be inappropriate for shops within conservation areas.

d. Shop Security Shutters and Awnings

Security grilles, where absolutely necessary, should consist of an open mesh to avoid dead frontages and be located internally. Shutter boxes should always be hidden from external views. Awnings should be traditionally designed and integrated into the shopfront.

More detailed guidance can be found in the the Planning Guidance Supplementary Planning Document.

Estate Agent Boards

6.11 Where advertisement consent is required for the display of estate agent boards within the Regulation 7 Area, such applications will be refused to avoid harm to visual amenity and the character and appearance of the Conservation Area.

External Installations

6.12 Any external installations, such as solar/PV panels, satellite dishes and antennas, must be integrated into the design of a building by installing these within the envelope of the building or in a discrete manner in the least intrusive locations to minimise their visual impact both in ground level and high level views. Such installations within a conservation area may require planning permission and need careful consideration.

6.13 The proposed details of the installation of the following external additions must be considered:

a. Energy efficiency measures

Installation of energy efficiency technologies such as microgeneration equipment must be sensitively designed and situated to limit their visual impact on heritage assets. Internal alterations to increase energy efficiency, such as secondary glazing or heat pumps that require the installation of external grilles, should be designed to be sympathetic to the exterior character.

b. Satellite Dishes

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

c. Other Additions

External impedimenta such as original rainwater goods must be replaced in their original form and material. In some cases, powder coated aluminium may be acceptable but the use of PVC (plastic) is considered visually inappropriate. The installation of small size equipment such as alarm and antenna boxes and cameras should be limited and sited away from important architectural details and screened appropriately. The routing of cables should be internal – where this is not possible, cables routes should be in the least prominent locations with a colour finish to match the background.

Open Spaces, Trees and Streets

6.14 Open spaces, trees and streets make a significant contribution to the character and appearance of conservation areas. It is important that any proposed changes preserve the character and reinforce local distinctiveness of the area.

6.15 Proposals will be assessed with regard to the following considerations:

a. Open Spaces

Public and private open spaces within a conservation area have a major visual and amenity value and impact upon the character of an otherwise built up area. Landscaping in private gardens makes a positive contribution to the street scene in many parts of this conservation area.

b. Trees

Mature planting and trees are an important characteristic of historic areas and most trees in a conservation area, including those in rear gardens, are protected [see the Town and Country Planning [Trees] Regulations 2012]. Owners are urged to look after trees on their land and plant new ones, and the Council will continue to re-instate and plant new street trees where appropriate, in order to ensure a continuing stock of mature trees for future generations and to provide an opportunity for biodiversity. Trees and shrub planting along boundaries of properties is a common characteristic in conservation areas, and their retention and maintenance will be encouraged.

c. Streets

Roads, pavements and public spaces should form a neutral setting for buildings within the conservation area and all work should be carried out in accordance with the Council's street design guide "Street Smart". Original kerb stones and historic paving should be kept and repaired. Where this is not possible, high quality natural materials such as York stone and granite setts can greatly add to the visual interest of an area, however, surfaces should be visually subordinate within the townscape, providing a coherent character throughout the conservation area. Any hard and soft landscaping, paving, road surfaces or footpaths should be designed to contribute where necessary to managing surface water run-off in accordance with the Flood Risk Mitigation and Sustainable Drainage section of the Planning Guidance Supplementary Planning Document.

d. Street Furniture

The Council is committed to improving the street scene. The aim is to promote high quality design and to eliminate visual clutter by removing redundant items of street furniture. Historic cast iron bollards, railings and cast iron or enamel street name plates add to the visual character of an area and should be retained and repaired or, if appropriate, replicas installed. New lighting columns and lanterns should be designed in keeping with the local character and context within the conservation area.

7.0 VIEWS ANALYSIS



Key map showing views in and around the conservation area

KEY VIEWS DESCRIPTIONS

Views Towards External Landmarks

1. Hazlitt Road

7.1 The viewpoint is from outside 38 Hazlitt Road (at the junction of Milson Road and Hazlitt Road) looking southwest along the length of the street towards the Grade II listed Blythe House (Former Post Office Savings Bank HQ) which lies outside of the conservation area.

7.2 The view is linear and strongly enclosed. The west side of the street is defined by imposing 3 storey, brick built terraced houses. Nos. 18 to 36 are set out as paired villas with ornate stucco porticos and bay windows carrying balconies above with ornate iron railings. The facades have elaborate stone architraves and vertically aligned aprons between them. The end of the terrace Nos. 2-16, is a different style that has single storey stucco bays and pedimented architraves at first floor level. Ornate iron railings along the length of the terrace reinforce the linearity of the view.

7.3 The east side of the street is enclosed by buildings which form the end of terrace buildings in Hazlitt Mews, Maclise Road and Blythe Road. They vary in height between 3 to 5 storeys.

7.4 The view is terminated strongly by the imposing 5 storey Blythe House (Former Post Office Savings Bank HQ) with its twin cupolas and clock set within the mansard roof and framed by columns supporting an arched pediment. This forms an imposing focal point on the strongly enclosed skyline.



2. Blythe Road Junction with Sterndale Road

7.5 The viewpoint is on the south side of Blythe Road from adjacent to No. 79 Sterndale Road and is looking west towards the Grade II listed Blythe House (Former Post Office Savings Bank HQ).

7.6 The view is channelled and contained by terraces of largely 3 storeys on both sides of the street and it curves towards its termination point which is Blythe House. The ornate cupolas and clock of the latter are prominent and form the focal point of the view.

7.7 The 3 storey (plus basement) terrace on the north side is unusual for the conservation area in that it is fully stuccoed on all floors and it forms a strong coherent edge to this side of the street. The brick built terrace on the south side has a fine grained appearance of shops with 2 storeys of accommodation above and prominent chimneys. Mature trees soften the view in front of Blythe House.



3. Hofland Road

7.8 The viewpoint is on the north side of Hofland Road, looking southwest along the terrace Nos. 1-31 (Buildings of Merit). The view is linear and channelled but weakly enclosed due to the low height of the buildings and the width of the street to the backs of the opposing terrace, with a large expanse of sky due to backs of houses/gardens opposite.

7.9 The view is notable for the consistency of the architecture in the 2 storey terraced houses, with generous mature gardens. The view is terminated by the prominent vaulted roof of the Grand Hall at the Grade II listed Olympia Exhibition Centre which covers almost the full width of the skyline.



4. Irving Road

7.10 The viewpoint is on the north side of Irving Road outside no. 36 looking northwest along the street towards Bolingbroke Road. The view is linear and channelled by consistent, 2 storey (plus basement) terraced houses on both sides of the street. The houses are bay fronted at basement and raised ground floor levels and have unaltered rooflines with prominent chimneys.

7.11 The focal point of the view is Addison Primary School (Building of Merit) which has a varied roofline consisting of gables and a mansard roof with cupola and prominent glazed dormers. The brick façade is striking with vertically aligned groupings of tall windows and other feature windows. It is an example of a Board School designed to be prominent in the locality and therefore deliberately taller than its surroundings and striking in appearance.



5. Redan Street

7.12 The viewpoint is on the south side of the street looking northwest along the street to Bolingbroke Road. The view is linear and channelled by the terrace of 2 storey houses on the north side of the street.



7.13 In the view there are three main styles of housing. Those nearest the viewpoint are 2 storey brick built with double height bays. The next part of the terrace consists of stucco fronted houses with corniced parapets. The main length of the terrace consists of brick houses with stucco, flat fronted ground floors and pitched roofs. Within each group the architecture is consistent and relatively unaltered.

7.14 The focal point of the view is Addison Primary School (Building of Merit) which terminates the view along the street and appears above the roof line of the terrace. The school has a varied roofline consisting of gables and a mansard roof with cupola and prominent glazed dormers. It is an example of a Board School designed to be prominent in the locality and therefore deliberately taller than its surroundings and striking in appearance.

7.15 Small trees soften the view on both sides of the street.

6. Richmond Way

7.16 The viewpoint is on the west side of Richmond Way looking west along Minford Gardens. The view is linear and channelled with the edges defined by 3 storey (plus basement) brick built terraced houses with first floor bays. The focal point of the view is the steeple of the Grade II listed St. Simon's Church which is a prominent landmark and aides local legibility. The view is softened significantly with medium sized street trees.



7. Sinclair Gardens into Addison Gardens

7.17 The viewpoint is at the junction of Sinclair Gardens and Addison Gardens on the west side looking southwest along the length of Addison Gardens. The view is channelled and off centre.



7.18 The foreground is occupied by the terrace at Nos. 27 to 59 Addison Gardens, consisting of 4 storey brick built, terraced houses with porticos, double height bays with stucco parapets and gabled roofs. These are striking in their detailing and uniform appearance. Only No. 27 is different in style following a fire and rebuilding. Also brick built, it is only 3 storeys with a hipped roof and small gable, a double height bay and arched window heads.

7.19 In the distant view the cupola of Nos.19 to 26 Richmond Way (Building of Merit) is prominent as is the roof and cupola of Addison Primary School just beyond it. Overall the roofline is distinct in this view because of the high degree of articulation.

8. Richmond Way to Bolingbroke Road

7.20 The viewpoint is from the north side of Richmond Way at the junction with Lakeside Road. The view is looking south and is linear along Richmond Way to its termination point in Bolingbroke Road. Nos. 19 to 26 and 11 to 18 Addison Park Mansions (Buildings of Merit) either side of Addison Gardens are prominent on the right hand side of the view and the cupola is a local landmark. The buildings are attractively detailed with double height bays and stucco string courses and cornices. Brick built houses of similar scale frame the left hand side of the view together with a mature tree in the garden of no. 62.



7.21 The viewpoint is terminated by 3 storey houses with prominent gable roofs on Bolingbroke Road.

9. Masbro Road corner of Milson Road

7.22 The viewpoint is from the west side of Masbro Road at the junction with Milson Road looking northwest towards St. Mathew's church (Building of Merit). The view is enclosed and terminated by the church itself with its banded tiled roof which provides a focal point and local landmark.

7.23 Two and three storey brick buildings line Masbro Road on both sides of the street. No. 88 is a 3 storey Public House (Building of Merit) prominent on the right hand side of the view with stucco string courses and cornicing.

7.24 Small and medium sized street trees soften the view.



10. Masbro Road corner of Redan Street

7.25 The viewpoint is from the west side of Masbro Road at the junction with Redan Street. The view is looking northwest along Masbro Road, it is linear and channelled by 2 and 3 storey buildings that line the street. This view is distinct because of the lack of uniformity in the range of Victorian houses that line the east side of the street. The view is softened and given further enclosure by trees on both sides of the street with the steeple of St. Mathew's Church (Building of Merit) prominent above the tree canopy at the termination point.



11. Sinclair Road

7.26 The viewpoint is from the east side of Sinclair Road outside No. 138 Sinclair Road. The view is a close range view of St. Matthew's Church (Building of Merit). The church bellecote is largely obscured from view when approaching the church from the north but is revealed at close range. The street is enclosed either side by 4 storey, brick built, terraced houses (plus basement) with paired porticos. 4th storeys consist of dormers and mansards.

7.27 The building is notable for its banded tiled roof.



12. Lakeside Road to St. Simon's Church

7.28 The viewpoint is from the east side of Lakeside Road looking northwest along Rockley Road. The view is through tree trunks and is strongly enclosed by 3 storey plus basement buildings on the corners of Lakeside Road and buildings of a similar scale along the east side of Rockley Road. The focal point is the spire of Grade II listed St. Simon's Church which terminates the view and is an important local landmark that assists with way finding.



13. Lakeside Road

7.29 The viewpoint is at the south end of Lakeside Road looking northeast along the street. The view is linear and strongly channelled by 3 storey (plus basement) terraced houses on both sides of the street. The terraces are imposing with double height stucco bays and prominent chimney stacks which add additional height and enclosure to the view. The terraces are consistent in their detailing and relatively free of alterations. In the summer view the termination point on Richmond Way is obscured by a cluster of tall trees at the junction with Rockley Road.



14. Blythe Road

7.30 The viewpoint is from the south side of Blythe Road just to the west of its junction with Lakeside Road. The focus of the view is Marchmont Court on the corner of Addison Road and Blythe Road. At 5 storeys, the building is taller than its surroundings and combined with its distinctive detailing forms a local landmark. The brick facade features rendered bands that run around all principle elevations. The splayed corner elevation is more elaborate with the first floor window crowned by an elaborate canopy, whilst the second floor window is pedimented. The fifth floor consists of a steep, slated mansard roof which is unique in the area. Rendered banding is continued around the tall chimney which has a pronounced cornice.



15. Dunsany Road

7.31 The viewpoint is from Dunsany Road looking north across the junction with Blythe Road and further into Addison Gardens. The view is enclosed, and deflected along Addison Gardens.

7.32 There is a cluster of significant buildings in the view at this junction. Marchmont House, right of the junction (Building of Merit) is imposing in scale and bold in its detailing. At 5 storeys, the building is taller than its surroundings and combined with its distinctive detailing forms a local landmark. In summer the view is obscured by a street tree.

7.33 The brick facade features rendered bands that run around all principle elevations. The splayed corner elevation is more elaborate with the first floor window crowned by an apron and elaborate canopy. The second floor window is pedimented. The fifth floor consists of a steep slated mansard roof which is unique in the area. Rendered banding is continued around the tall chimney which has a pronounced cornice.

7.34 Gordon Mansions (Building of Merit) on the left of the junction stands out because of its painted brick facade which features paired, 3 storey canted bays with balconies on top, pedimented aprons and arched window heads at 2nd floor level.

7.35 These two buildings frame the view of the 3 storey terraced brick built terrace along the west side of Addison Gardens which terminate the view. These have distinct, pedimented gables which create a highly articulated roofline and stucco architraves which are pedimented at ground floor level.



16. Dewhurst Road

7.36 The viewpoint is from the junction of Dunsany Road and Dewhurst Road. The view is looking east along Dewhurst Road and its termination point is obscured by trees as the street turns to the southeast in the distance. The view is channelled by two storey terraced houses with double height bays and pitched roofs on both sides of the street.

7.37 The distant focal point of the view is the twin cupolas on top of the Grade II listed Blythe House (Former Post Office Savings Bank HQ) which lies outside of the conservation area. The towers are a landmark in this location that assist with the legibility of the neighbourhood.



The Impact on Views of Tall Buildings Outside the Conservation Area

7.38 Some streets within the conservation area are directly aligned with the town centres that lay directly to the south and the north i.e. Shepherds Bush Town Centre and Hammersmith Town Centre. Streets that are aligned with Hammersmith Town Centre include:

- Dunsany Road
- Augustine Road
- Springvale Terrace
- Masbro Road
- Faroe Road.

7.39 Streets that are aligned with Shepherds Bush Town Centre include:

- Sinclair Road
- Milson Road
- Hofland Road
- Richmond Way
- Lakeside Road
- Rockley Road

7.40 It is feasible that tall buildings granted planning permission in those town centres could become apparent in views from the streets in the conservation area listed above.

7.41 In the Local Plan Hammersmith Town Centre is designated as an area where tall buildings may be appropriate. The historic core of Shepherd's Bush Town Centre is not designated as an area where tall buildings are considered appropriate, however due to the presence of existing tall buildings new tall buildings are sometimes proposed. It will, be necessary therefore, to test the impact of any proposals within both town centres on views from within the conservation area to determine whether they would detract, enhance or have a neutral impact.

7.42 It is also feasible that changes to the form and elevations of existing tall buildings could also be proposed which could have an impact on views and these should also be tested. This is particularly apparent in the north of the conservation area where several tall buildings in Shepherd's Bush Town Centre and beyond are highly visible in views from some of the streets listed above.

7.43 Within the streets listed above no specific viewpoint is identified as there could be various viewpoints from within the street or the view could be continuous as one progresses along the length of the street. It is anticipated that the views most sensitive to tall buildings could be the view from Lakeside Road along Rockley Road to St. Simon's Church (listed). Any tall building that appears in the backdrop to the church spire could affect the setting of the listed building and the significance of the view.

7.44 Streets in the conservation area that do not align with the two town centres are not generally expected to be affected by new tall buildings as they are generally well enclosed, however, it is feasible that some views along streets could be affected in more oblique views. Therefore, the above list should not be regarded as exhaustive.

8.0 OTHER RELEVANT DOCUMENTS

London Terrace Houses 1660 – 1860: A Guide to Alterations and Extensions; English Heritage, February 1996.

British Standard: BS 7913: 1998: Guide to the Principles of the Conservation of Historic Buildings.

Streets For All: A Guide to the Management of London's Streets; English Heritage, March 2000.

Power of Place: The Future of the Historic Environment; English Heritage, December 2000.

Building in Context: New Development in Historic Areas; CABI, 2001.

Building Regulations and Historic Buildings: Balancing the needs for energy conservation with those of building conservation: an Interim Guidance Note on the application of Part L; English Heritage, September 2002.

The London Plan: Spatial Development Strategy for Greater London; Greater London Authority, July 2011.

Hammersmith and Fulham Pubs; Chris Amies; one of the Images of London series; Tempus Publishing, 2004.

Street Smart: A Guide to Designing & Maintaining the Streetscape; London Borough of Hammersmith & Fulham, Summer 2005.

Conservation Principles: For the Sustainable Management of the Historic Environment; English Heritage, February 2006.

National Planning Policy Framework; Department for Communities and Local Government, March 2012.

Good Practice Guide for Local Heritage Listing; English Heritage, May 2012.

Development Management Local Plan; London Borough of Hammersmith & Fulham, July 2013.

Planning Guidance Supplementary Planning Document; London Borough of Hammersmith & Fulham, July 2013.

Traditional Windows: Their Care, Repair and Upgrading; English Heritage, September 2014.

Historic Environment Good Practice Advice in Planning: 3: The Setting of Historic Assets; Historic England, March 2015.

Conservation Area Designation, Appraisal and Management Historic England Advice Note 1 February 2016.

9.0 STATUTORY LISTED BUILDINGS IN THE CONSERVATION AREA

Rockley Road, W14

St Simon's Church and Church Hall – Grade II

10.0 BUILDINGS OF MERIT IN THE CONSERVATION AREA

Addison Gardens W14

No. 150 Gordon Mansions (1-4 consec.)

Nos. 11-18 & 19-26 Addison Park Mansions (properly in Richmond Way)

Addison Gardens Primary School including annexe

Blythe Road W14

No. 210 Marchmont Court (on corner with Addison Gardens)

Hofland Road W14

No. 1-31 (consec.)

Masbro Road W14

No. 42 Former The Lord Nelson PH

No. 88 Bird in Hand PH

Richmond Way W12 & W14

Nos. 85 & 86 Richford House (aka 23 Grove Mews)

Rockley Road, W14

No. 15, The Old Vicarage

Sinclair Road, W14

No. 93 St. Matthew's Church

11.0 ARTICLE 4 DIRECTIONS IN THE CONSERVATION AREA

11.1 Planning permission is needed for most forms of development, including many building alterations. However, 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 dwelling houses. 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 following directions are in force within this conservation area:

Lakeside / Sinclair / Blythe Road Article 4 Direction

67 – 97 (odd), 70 – 148 (even) Addison Gardens

11.2 Restricts the following works from being undertaken as permitted development, and planning permission will be required for:

- Any enlargement, improvement or other alteration to the front elevation of the dwellinghouse.
- Any alteration or addition to the roof of the dwellinghouse.
- Any alteration to the roof profile or roof covering materials of the dwellinghouse.
- Any erection or construction of a porch outside any external door of the dwellinghouse.
- Any alteration, insertion, enlargement or replacement to a gate, wall or fence of the dwellinghouse.
- Any demolition in whole or in part of any gate or fence.
- Any painting of the exterior of the dwellinghouse, except doors and window frames.

Regulation 7 Direction: Restricting Deemed Consent for the Display of Estate Agent Boards

11.4 Deemed consent for the display of advertisements relating to the sale and letting of premises as specified in Class 3A of Schedule 3, Part 1 of the Town and Country Planning Act (Control of Advertisements) (England) Regulation 2007 has been withdrawn in parts of the conservation area. This means that advertisement consent is required before any estate agent boards can be erected at the following addresses:

- Addison Gardens (all excluding Addison Primary School)
- Beaconsfield Terrace
- Blythe Road (no. 44 only)
- Bolingbroke Road (nos. 1 – 49 inclusive)
- Fielding Road (all except St Matthew's Church)
- Hazlitt Mews (all)
- Hazlitt Road (all)
- Lakeside Road (all)
- Maclise Road (nos. 2 – 26 even, 33 – 47 odd)
- Milson Road (Hazlitt House only)
- Richmond Way (23 – 39 odd, 61, 58 – 60 even)
- Sinclair Gardens (all)
- Sinclair Road (all)

12.0 GLOSSARY

Architrave A strip or moulding used to cover the joint between a frame and a wall, around a door or window frame; the lowest of the three sections of an entablature in classical architecture.

Baluster A pillar or column supporting a handrail or coping, a series forming a balustrade.

Barge board A board formed to the projecting end of a roof over a gable, usually in pairs, one to each slope.

Bays Compartments into which the nave or roof of a building is divided. The term is also used for projecting windows.

Bow window Similar to a bay window but curved in plan.

Bracket A projecting support. In brickwork or masonry it could be called a corbel.

Building line The main mass of a building as defined by its facades.

Canopy A roof-like projection over a door or window; a hood.

Capital The head or crowning feature of a column.

Cill/Sill A slab of stone or wood at the base of a window or door opening giving protection to the wall beneath.

Colonnade A series of columns.

Console An ornamental bracket.

Corbel A projection from a wall, often in brick, iron, wood or stone, which provides support for a beam or roof truss. Sometimes decorated.

Corinthian The Corinthian, is the most ornate of the three main orders of classical Greek architecture, characterized by slender fluted columns and elaborate flared capitals decorated with acanthus leaves and scrolls. There are many variations.

Curtilage The total land area attached to a dwelling house.

Dentils A row of small rectangular blocks forming part of the bed mould of a cornice.

Doric The Doric is the oldest and simplest of the three main orders of classical Greek architecture, consisting typically of a channelled column with no base. The capital takes a simple circular form supporting a square abacus.

Dormer A window in a sloping roof, usually that of a sleeping-apartment, hence the name.

Eaves The lower part of a roof projecting beyond the face of the wall.

Entablature The upper part of an Order of architecture, comprising architrave, frieze and cornice, supported by a colonnade.

Facade The face or elevation of a building.

Fascia The wide board over a shop front.

Finial The upper portion of a pinnacle, railing or other architectural feature. Can be ball or spear shaped.

Gable The triangular portion of a wall, between the enclosing lines of a sloping roof. In Classic architecture it is called a pediment.

Gault bricks gault clays are often heavy and tough, but contain enough chalk to make the bricks pale yellow or white when burnt. In their uncleaned state they often look grey.

Gibbs surround A surround of a door, window, or niche consisting of large blocks of stone interrupting the architrave, usually with a triple keystone at the top set under a pediment. It is named after the architect James Gibb (1682 – 1754).

Glazing bar A thin rebated wood bar which divides a large window into smaller lights.

Hipped Gable A roof which is hipped at the upper part of its end but has a part gable below the hip.

Ionic The Ionic order is lighter, more elegant, than the Doric, with slim columns, generally fluted. It is principally distinguished by the volutes of its capitals.

Light One window as bounded by the mullions and transoms and sometimes itself divided into several panes.

Lintel The beam spanning the opening of a window or doorway. It may be wood, concrete, stone or steel.

Mansard roof A roof with steep lower slope and flatter upper portion, named after Mansart. Also known as 'gambrel' roof

Modillion a projecting console bracket under the corona of the Corinthian and Composite orders

Order An Order in architecture comprises a column, with base (usually), shaft, and capital, the whole supporting an entablature. The Greeks recognised three Orders: Doric, Ionic and Corinthian. The Romans added the Tuscan and the Composite (later known as Roman), while using the Greek Orders in modified form.

Pantile A shaped clay tile with a double curve across its width from concave on one side to convex on the other so that it overlaps the tile adjoining it on the side.

Parapet The portion of wall above the roof gutter, sometimes battlemented; also applied to the same feature, rising breast high, in balconies, platforms and bridges.

Party wall A wall separating two adjoining buildings and common to them.

Pediment In Classic architecture, a triangular piece of wall above the entablature, enclosed by raking cornices. In Renaissance architecture used for any roof end, whether triangular, broken or semicircular. In Gothic such features are known as gables.

Pilaster A rectangular feature in the shape of a pillar, but projecting only about one-sixth of its breadth from a wall, and the same design as the Order with which it is used.

Porch A roofed projecting structure to give protection against the weather to an entrance.

Quoin A term generally applied to the cornerstones at the angles of a building and hence to the angle itself.

Ridge tile A tile for covering the ridge of a roof: commonly of half-round or angular section.

Rustication A method of forming stonework with roughened surfaces and recessed joints, principally employed in Renaissance buildings.

Sash The sliding light of a sash window.

Semi-basement A storey set halfway below ground level below the ground floor storey of a property.

Stock brick The most commonly used in the district at any given time. In London mostly yellow or red stock bricks were used.

Storey The part of a building between each floor level and the floor above it.

String course A decorative or slightly projecting horizontal band of brickwork or stone in the external face of a wall.

Stucco A fine quality of plaster, much used in Roman and Renaissance architecture for ornamental modelled work in low relief. In England, it was extensively employed in the late 18th and early 19th century as an economical medium for the modelling of external features, in lieu of stone

Terracotta Clay material moulded and burnt and used for features such as cornices, vases etc. Can be used with or without a glazed finish.

Voussoirs The wedge-shaped stones or bricks of an arch.

Volute The scroll or spiral occurring in Ionic, Corinthian and Composite capitals.