

# OLD OAK & WORMHOLT CONSERVATION AREA CHARACTER PROFILE



## **FORWARD**

The London Borough of Hammersmith and Fulham is fortunate to have 44 conservation areas covering almost half of the Borough. These have been designated in recognition of the importance of the architectural and historic interest of our Borough. As Cabinet Member for Environment, I am committed to the preservation and enhancement 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 Old Oak & Wormholt 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 this profile.

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.

It is intended that the Character Profile will be a living document, which will be updated over time.

Cllr Wesley Harcourt

Cabinet Member for Environment



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## **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 or 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 44 such areas since 1971, of which the Old Oak & Wormholt 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 planning documents.

1.6 Government guidance on heritage matters is set out in the National Planning Policy Framework. The 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. In Section 16 of the NPPF (2018), entitled “Conserving and enhancing the historic environment” it states in paragraph 190:

“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:

- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

1.8 Historic England in their document "Conservation Area Designation, Appraisal and Management" support the need for considered advice and recognise the benefits of character appraisal as a tool to demonstrate an area's special interest and to enable greater understanding and articulation of its character which can be used to develop a robust policy framework for planning decisions.

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 Historic England, this Conservation Area Character Profile will aim to define the character and appearance 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;
- 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 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;

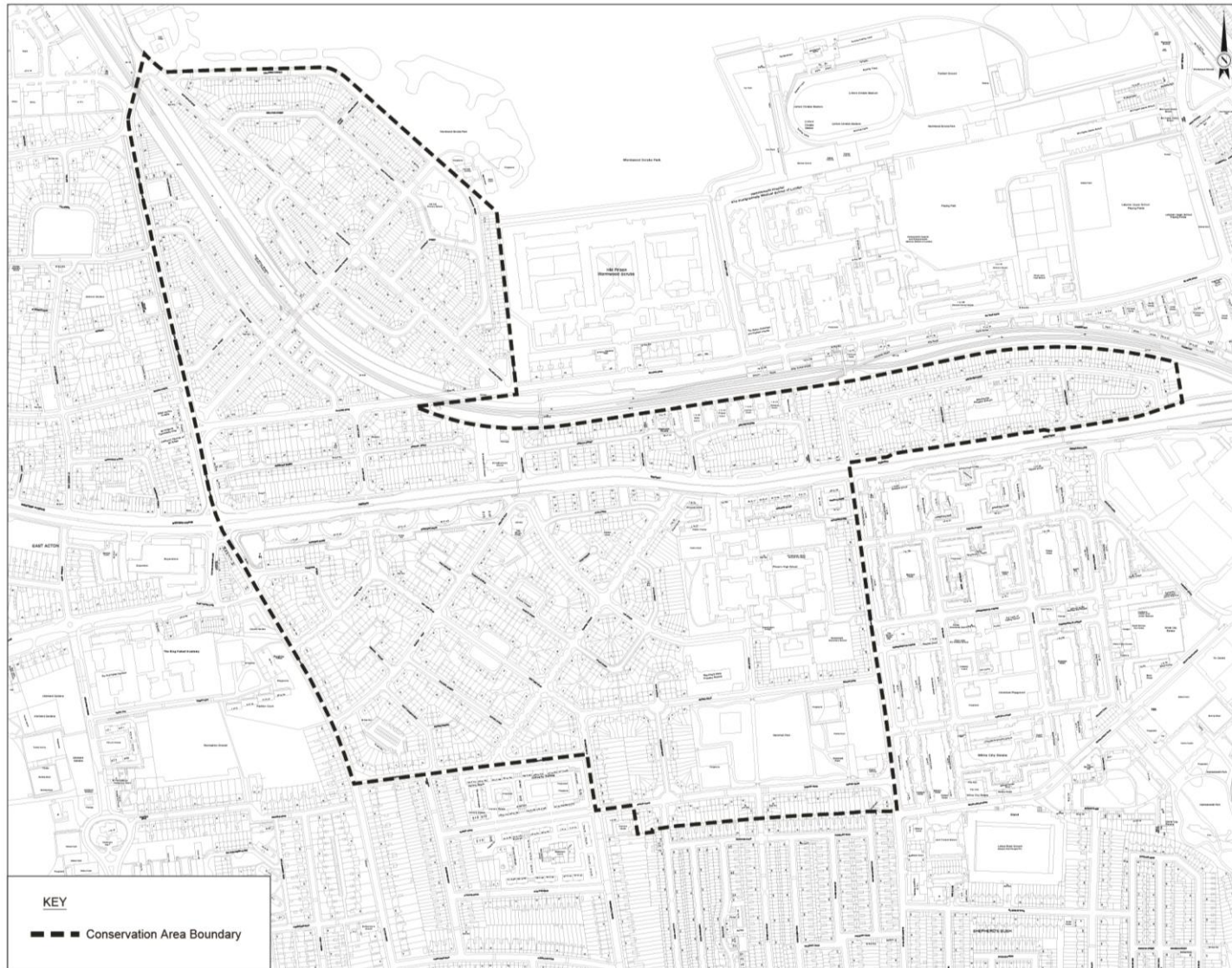
- Relationship of the built environment to landscape/townscape including definition of significant landmarks, vistas and panoramas, where appropriate;
- Extent of any loss, intrusion, or damage that has occurred since designation;
- Existence of any opportunity sites; and
- Unlisted buildings which make a positive contribution to the conservation area according to Historic England's criteria.

## **2.0 DESIGNATION**

2.1 The Old Oak & Wormholt Conservation Area was designated on the 21<sup>st</sup> May 1980.

## **3.0 CONSERVATION AREA BOUNDARY**

3.1 The conservation area boundary can be seen on the following plan and is adjoined by the Cleverly Estate Conservation Area to the south.



*Old Oak & Wormholt Conservation Area Boundary*

## 4.0 BRIEF HISTORY OF THE CONSERVATION AREA

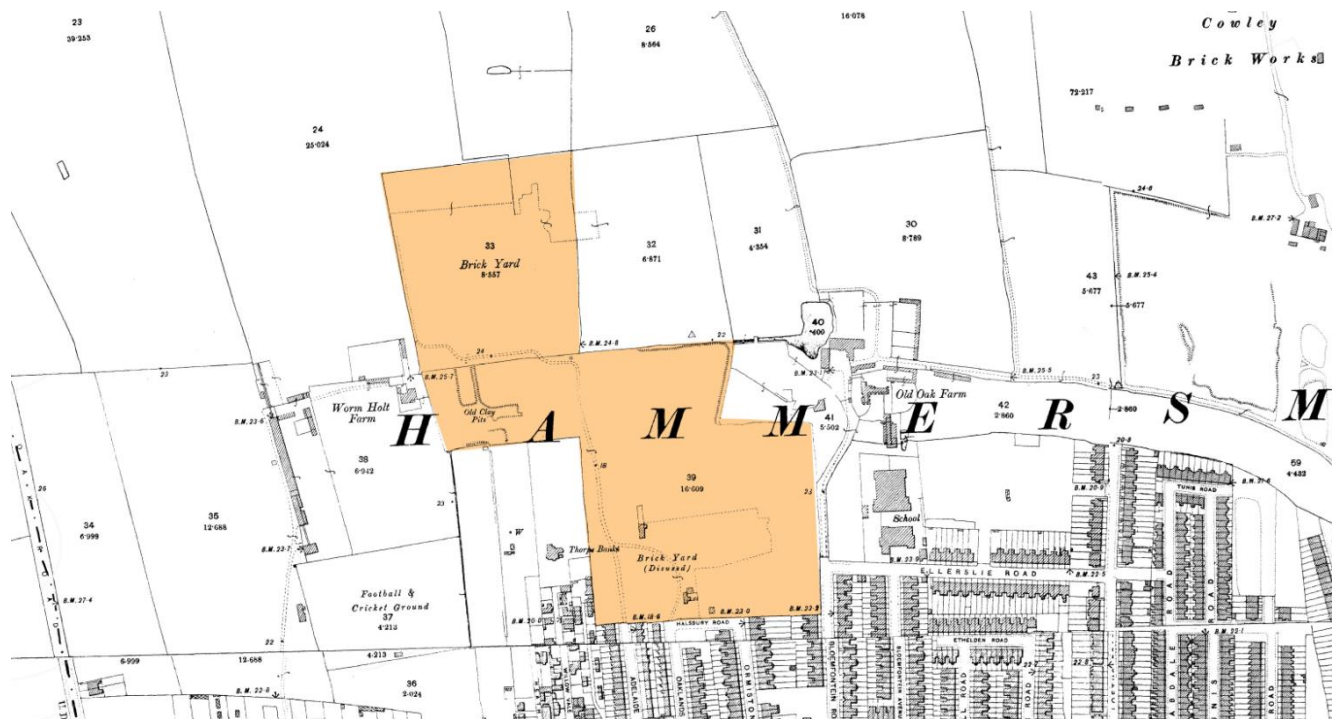
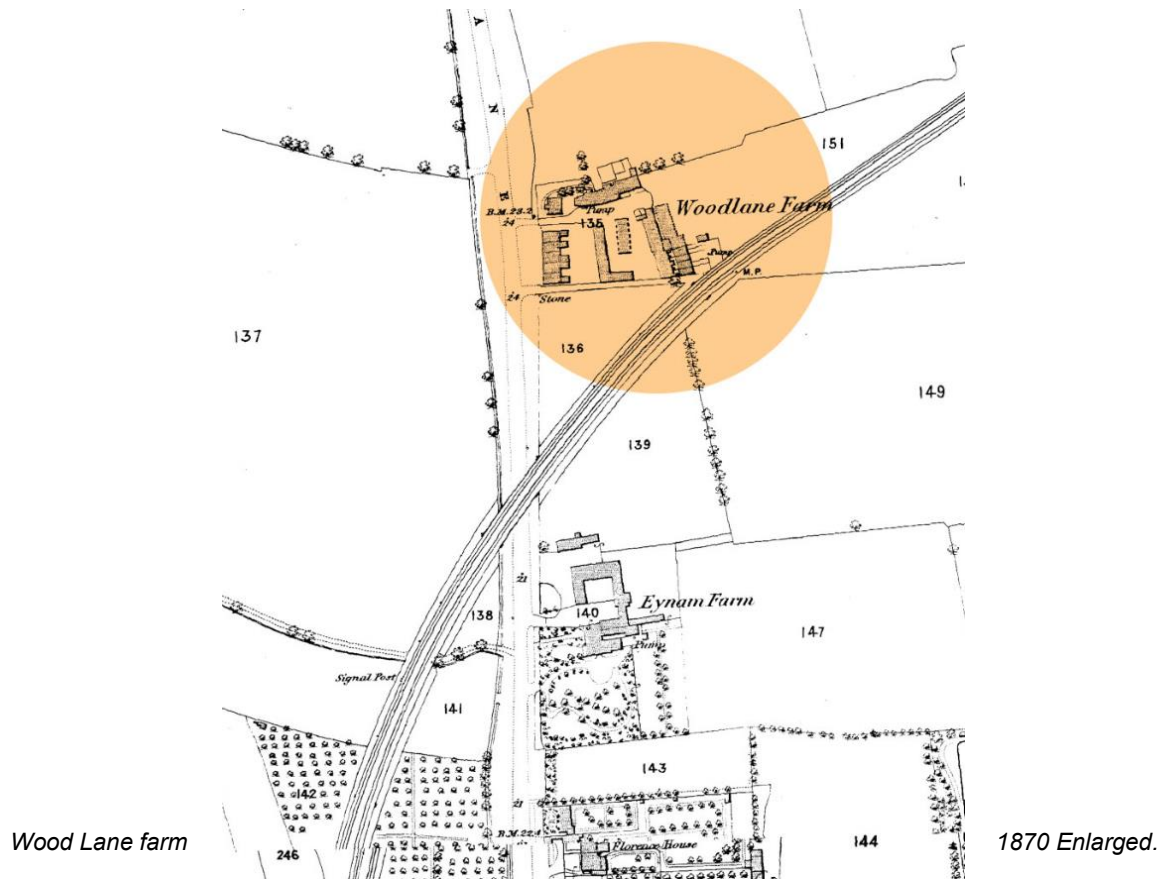
4.1 The Ordnance Survey of 1860 reveals that there was very little development in this part of Hammersmith and Fulham at this time, with most of the land being used for farming. The survey also reveals Old Oak and Wormholt Farms which are located on what is now Wormholt Park. Wood Lane Farm also appears in this survey and was located on what is now the White City Living Site. In the same year a few buildings appear close to the junction of Old Oak Road and Old Oak Common Lane which form the edge of East Acton Village. The 1896 survey shows the division of Old Oak and Wormholt Farms and introduction of brick yards in the lands between. This area would later become the centre of the Wormholt Estate.



*Extract from OS 1870s Historic Map showing Old Oak and Wormholt Farms (centre), Wood Lane Farm (right), and the eastern edge of East Acton Village (left), with surrounding fields.*

*East Acton and Old Oak Farm 1870 Enlarged.*





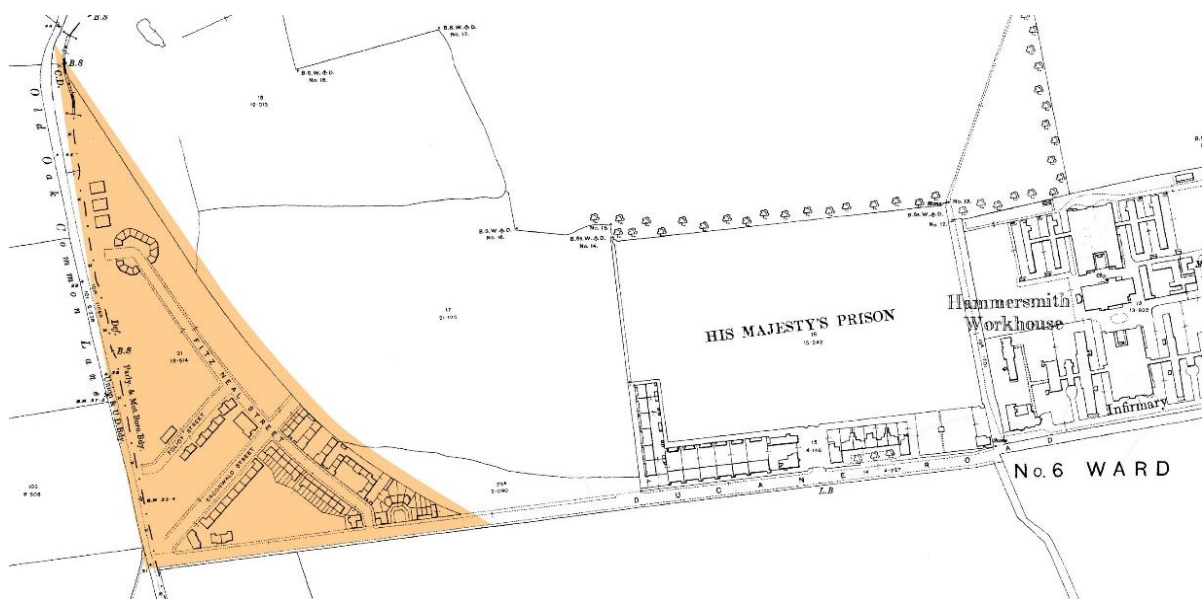
Extract from OS 1890s Historic Map showing Brick Yards in between Worm Holt and Old Oak Farms.

## Old Oak Estate

4.2 The OS historic map from 1910 shows that land to the north of east of East Acton slowly began to develop as the site of His Majesty's Prison, Hammersmith Workhouse and the first phase of the Old Oak Estate.

4.3 The land for the Old Oak Estate was bought by the London County Council in 1905 and built under *Part III of the 1890 Housing of the Working Classes Act* as part of the council wider house building program. The land was purchased from the Ecclesiastical Commissioners at a cost of £29,858, 8 acres of which were re-sold to the Great Western Railway for its proposed Ealing-Shepherds Bush branch.

4.4 The estate was constructed in two phases, west of the railway in 1912-13 and the eastern half in 1920-3 with fourteen houses added in 1927 (LBHF 1996). Initial plans proposed a density of 27 cottages an acre and some 1527 cottages in all which would house – they estimated precisely – 11,438 people (LMA 1907). By January 1914, 304 cottages and 5 shops had been completed. Each of the cottages and flats had “a scullery and the usual office” but only the cottages of five and four rooms and 14 of the three roomed cottages were fitted with baths (LCC 1913). Roads and sewers for the second, eastern, section were completed before the war but construction was halted until 1920 when the Estate (and the neighbouring Wormholt Estate built by Hammersmith Borough Council) became significant components of the ‘Homes fit for Heroes’ campaign of the day, promoted by the 1919 Housing Act. East Acton Underground Station opened in 1920 on the Central London Railway extension to Ealing Broadway, now London Underground’s Central Line. Two more shops, 722 houses and the present day Old Oak Primary School were built by 1922 and an additional 14 houses in 1927. In all the finished estate comprised 1056 homes, 228 five-room, 443 four room, 341 three-room, 27 two room and 16 one-room houses or flats plus a “superintendent’s quarters (LCC 1913).



Extract from OS 1910 Historic Map showing the first phase of the Old Oak estate.



4.5 The area west of the railway line was built before 1914 and has been described as “a snug L.C.C. development of small two-storeyed red brick houses, especially skilfully grouped in the streets around East Acton station” (Pevsner and Cherry 2002).

4.6 What was and what remains most striking about the estate is its design and aesthetic and the ideals these reflect. Ebenezer Howard’s Garden Cities of To-morrow was published in 1898. The Fabian Society published Cottage Plans and Common Sense – Raymond Unwin’s manifesto addressing how municipalities might best provide for the Housing of the People in 1902. Unwin would be appointed Architect and Surveyor of the Hampstead Garden Suburb Trust in 1906. These currents all directly influenced the Old Oak Estate, in fact, one of the LCC architects responsible for the design of the estate was Archibald Stuart Soutar, the brother of and sometime collaborator with J.C.S. Soutar who replaced Unwin in Hampstead in 1914 (Municipal Dreams 2014). The estate introduced two design features which contributed to its unique aesthetic and which were new to social housing at the time. These were its mock Tudor architecture and the design and setting of roofs, which often extended below the eaves line of the upper storey and excluded dividing party walls that would usually rise above the roof level. Dormer windows were also positioned in the front roof plane (Stilwell 2015).

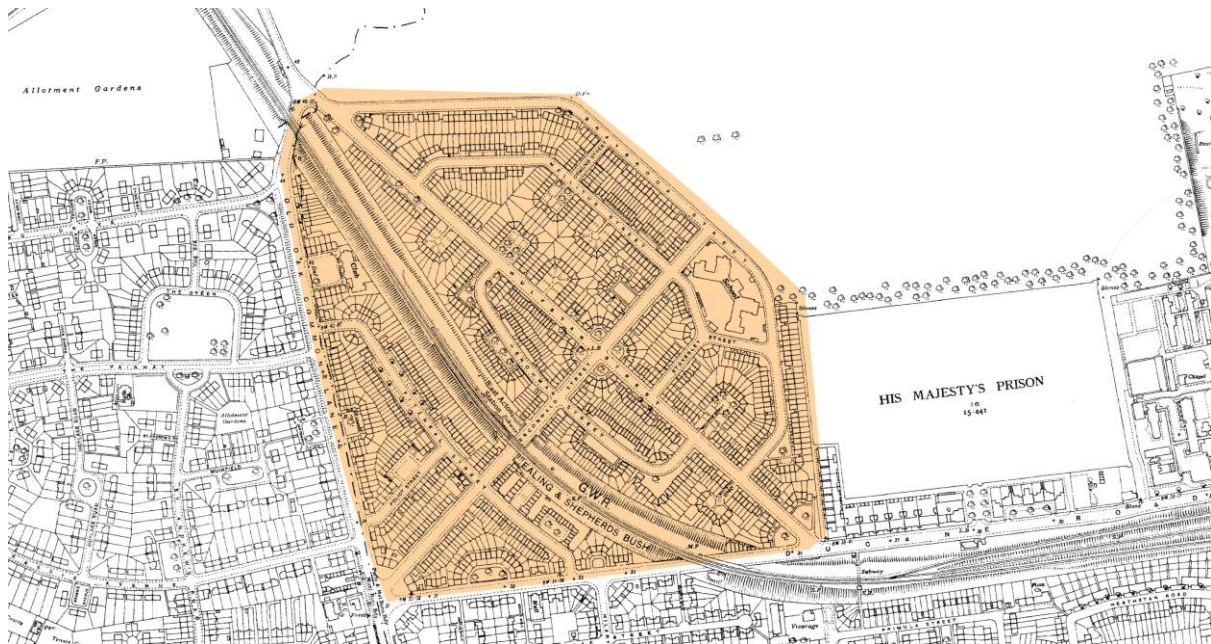


*Image of Fitzneal Street (1912) from LMA Collage Picture Archive No.266415*

4.7 The 1909 Housing and Town Planning Act (partly modelled on the private 1906 Hampstead Garden Suburb Act) was also critical to the accomplished design. Previously, planning had been hamstrung by well-meaning but unimaginative and restrictive bye laws. These were intended to enforce safe and sanitary housing construction but they also forced rigid building lines and tightly regulated streetscapes (Municipal Dreams 2014).

4.8 The 1909 Act's promoter, John Burns, President of the Local Government Board, spoke eloquently of that line of beauty which Hogarth said was in a curve and passionately of the moral as well as physical purpose of high quality housing and planning. The object of the bill, he proclaimed was; *"to provide a domestic condition for the people in which their physical health, their morals, their character and their whole social condition can be improved...The Bill aims in broad outline at, and hopes to secure, the home healthy, the house beautiful, the town pleasant, the city dignified, and the suburb salubrious. It seeks, and hopes to secure, more houses, better houses, prettier streets, so that the character of a great people, in towns and cities and villages, can be still further improved and strengthened by the conditions under which they live"* (John Burns Quoted in Beattie 1980).

4.9 Pevsner notes that the architect A.S. Soutar was responsible for some of the most picturesque parts of the estate, for example the groups of cottages at the corner of Fitzneal Street and Du Cane Road. Other architects involved were F.J. Lucas and J.M. Corment. The layout was clearly influenced by Hampstead Garden Suburb, the supervising architect of which was J.C.S Soutar, brother of A.S. Soutar (Pevsner and Cherry 2002).



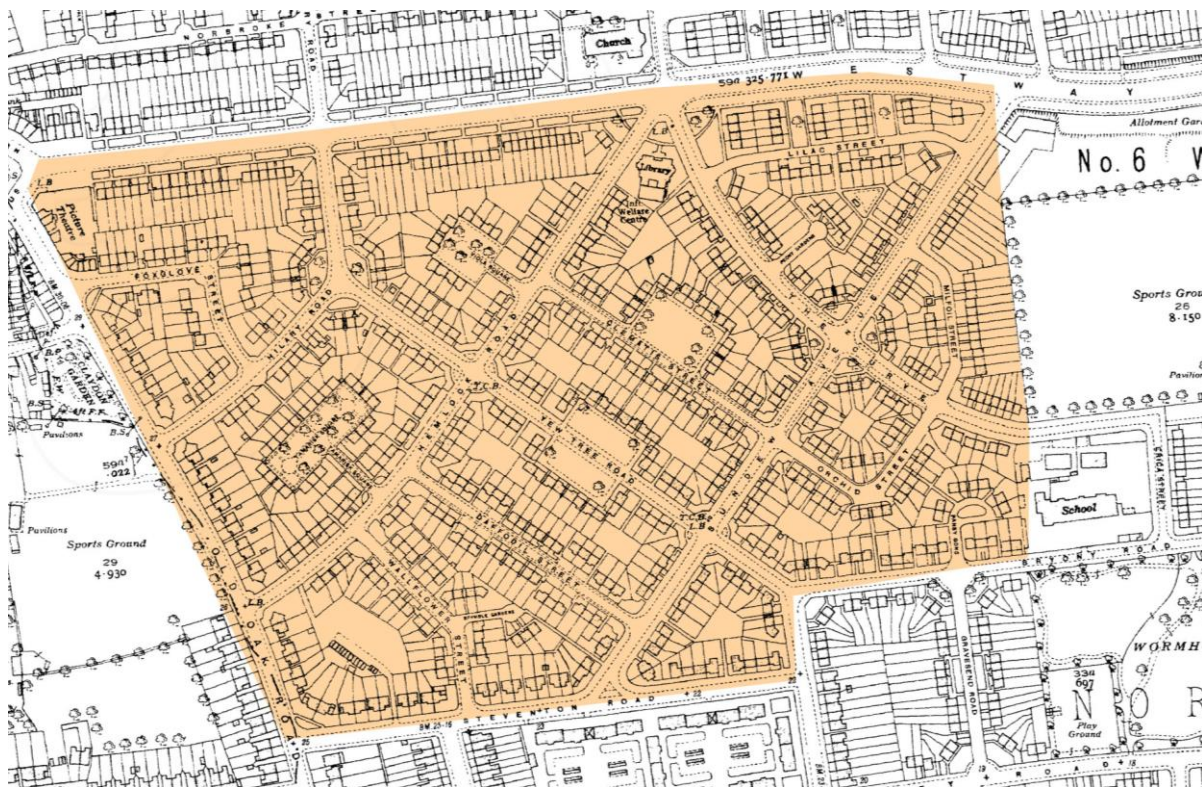
Extract from OS 1935 Historic Map showing completed Old Oak Estate.



## Wormholt

4.10 The land for the Wormholt Estate was acquired from the Ecclesiastical Commissioners in 1919. The LCC. initially built 783 dwellings while Hammersmith Council proposed to develop 500 hundred houses on the adjoining 76 acres forming the core of the estate. Proposals for 37 shops fronting the Western Avenue were abandoned due to excessive costs, but Wormholt Park was opened in 1911 and Hammersmith Open Air Swimming Pool opened in 1923. Community facilities also included the Wormholt Library and Infant Welfare Centre (1930) and the present day Ark Bentworth (1929), Cambridge (1931) and Wormholt Park Schools (1922). Plans to extend the estate into the White City Exhibition site were also abandoned.

4.11 The Wormholt Estate planned from 1919, follows similar garden city principles with more generously designed houses. Built for Hammersmith by H.T. Hare with J.E. Franck, M.J. Dawson and P. Streatfield (each architect responsible for one section), and intended to relieve the crowded slums of the Hammersmith Riverside. By 1926 600 houses existed on the 50 acres between Old Oak Common Lane, Steventon Road and Bloemfontein Road. This portion still gives a good idea of the “homes fit for heroes” campaign (Pevsner and Cherry 2002).



*Extract from OS 1935 Historic Map showing the Wormholt Estate.*



*Image of Wormholt Estate 1928 from LMA Collage Picture Archive no.275441*

4.12 In 1930 a Cinema with shops fronting onto Old Oak Road was erected at the corner with Westway. It operated as the Savoy Cinema from 1931 to 1962 before being converted to a bingo hall. The present day Phoenix High School, Erica Street was built on playing fields in 1954-8 as two separate secondary schools; Hammersmith County School (Girls') and Christopher Wren School (Boys'). St Katherine's Church, Westway opened in 1958-9, replacing the previous church of St Katherine Colman (1922) destroyed by bombing during World War Two.

4.13 56 houses on the south side of the Westway between Hemlock Road and Old Oak Road were demolished in 1996 in a plan to widen the A40 and introduce an underpass at Savoy Circus. The road scheme was later abandoned and the Banstead Court apartment blocks were built on the cleared land. These plans also resulted in the simultaneous demolition of The Savoy Cinema and the site remained vacant until 2017 when construction of student accommodation began.

4.14 Postwar housing development in the conservation area has included Clematis Cottages on the site of a green at Primula Street and Rosewood Square, a sheltered housing complex built in 1984 on the site of the former St Katherine's Hall off Primula Street. Westway Park, an old peoples' home was built in the 1960s on vacant land on the south side of the Westway. Much of the complex was demolished and replaced with new housing at Joslings Close in 2003. Three terraces of interwar flat blocks at Nos. 9-127 (odd) Heathstan Road were replaced with new apartment blocks in 2006.

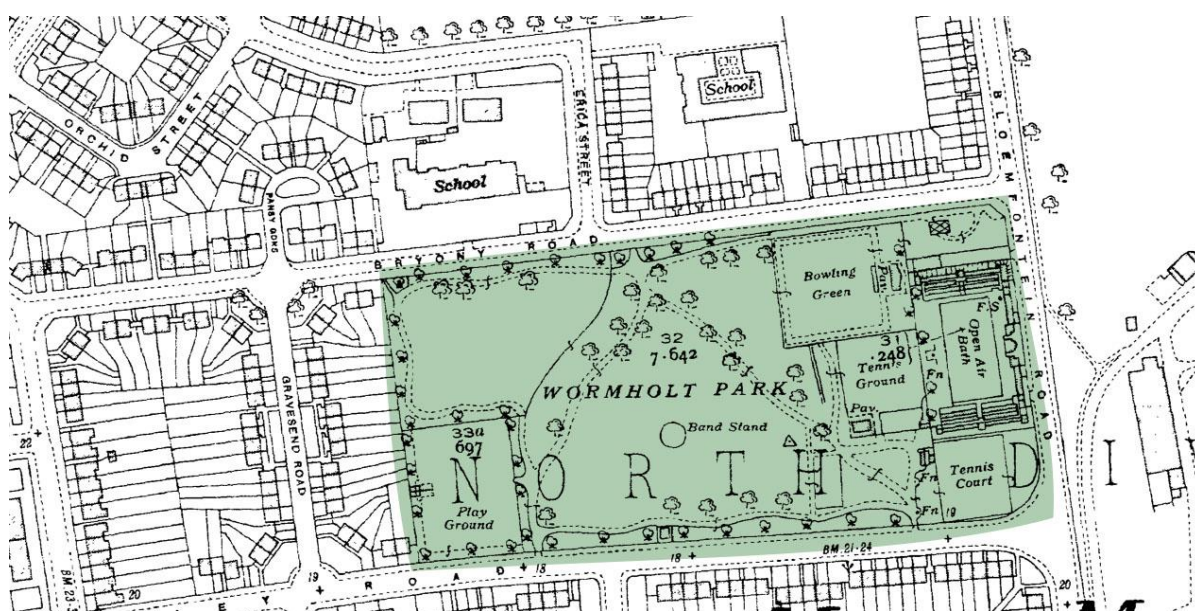


## Wormholt Park

4.15 The area where Wormholt Park is situated was once woodland but was cleared probably sometime after the Norman Conquest; the land in this area became part of the Manor of Fulham owned by the Bishops of London, with Wormholt Woods commonland used for grazing.

4.16 In the 19th Century the area was largely farmed and in the 1850s what was to become the site of Wormholt Park appears to have been called Barn Field within the lands of either Wormholt Farm or Old Oak Farm. In 1903 the Ecclesiastical Commissioners, who owned the land, offered Hammersmith Borough Council an area to be used for recreational purposes, provided all works were carried out by the Council. The land conveyance eventually took place in 1909 and the park was laid out, the work undertaken by local unemployed people. The LCC contributed £1,000 to the cost of layout providing it was completed to their satisfaction. Wormholt Park was opened on 27 June 1911 as part of the borough's celebrations to commemorate the coronation of George V (LGO 2017).

4.17 On 4 August 1923, on adjoining land to the park, White City Lido was opened, designed by the Borough Engineer R Hampton Clucas. Costing £13,149, it took 60 unemployed men 6 months to build the 150 x 75ft pool, which had small lawns at both ends. However, it closed after the 1979 season and was converted into the indoor Janet Adegoke Leisure Centre in 1980 (LGO 2017). In November 2011 planning permission was granted for the redevelopment of the site for the Bloom Building to a design by Rogers Stirk Harbour & Partners containing a health care centre, retail units, 170 apartments and underground car parking. The design was subsequently refined by Penoyre & Prasad and the development has since been completed.



*Extract from OS 1930 Historic Map showing Wormholt Park and White City Lido.*

## 5.0 CHARACTER AND APPEARANCE

5.1 The appeal of the Conservation Area lies partly in its buildings and partly in its setting. The use of privet hedging, grass verges, street trees and the provision of small “cottage gardens” are an essential part of the garden suburb image; the widespread use of wooden mullioned window frames (both sash and casement) brick facades, pitched and gable roofs, small dormers and panelled doors reinforces the “cottage” character of the area.

5.2 Variety is provided between groups of buildings, not individual properties. Each pair of houses, or small terrace is of a single brick and roofing material, contrasting or complementing its neighbours. Style is the most important factor, for although the facades are relatively simple, unsympathetic changes disrupt not only the building itself and the rest of the block, but often the surrounding streetscape.

5.3 The conservation area is primarily an early 20<sup>th</sup> century residential area. It also benefits from some shops on Old Oak Common Lane and Westway. Some modern residential development has been stitched in along Bloemfontein Road, Westway and close to the Central Line.

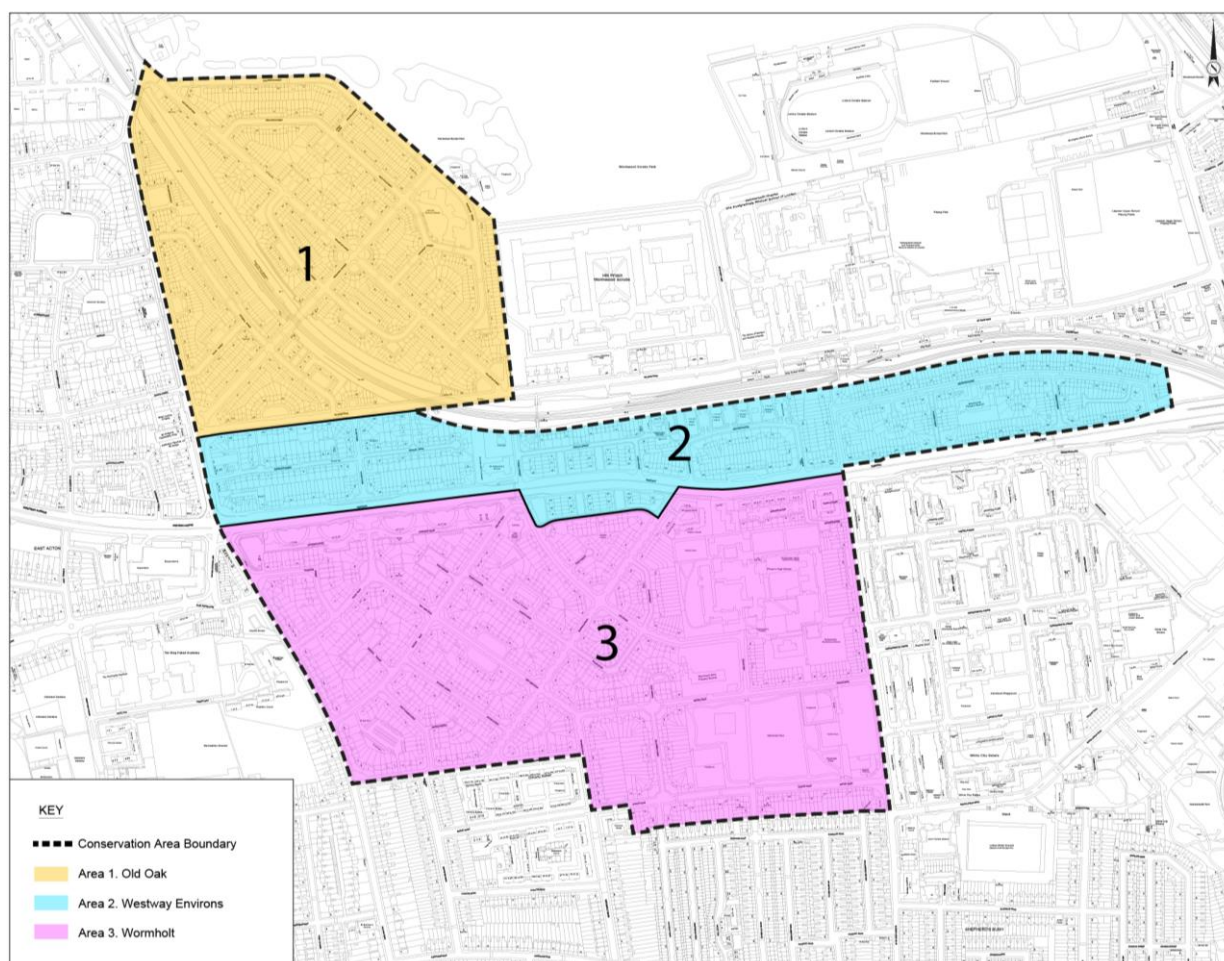
5.4 The special architectural and historic interest of the Old Oak & Wormholt Conservation Area is derived from:

- the historic street pattern and the planned garden suburb layouts of the Old Oak and Wormholt Estates, which remain largely unchanged;
- the historical significance of the Old Oak and Wormholt Estates as an example of high quality planned early twentieth century public housing;
- the historical significance of the influence of the garden suburb movement, the ‘Homes for Heroes’ campaign and the 1919 Housing Act as evidenced by the development of the Old Oak and Wormholt Estates;
- the distinctive ‘cottage garden’ character and garden suburb architecture typified by the domestic scale of the housing, material palette, roofscapes; boundary treatments, and large planted front and rear gardens;
- the character of a predominantly early twentieth century suburb and the mix of buildings and open spaces associated with that role;
- the open character and soft landscaping of Wormholt Park; and
- the high quality of the townscape and soft landscaping.

5.5 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. These are defined as:

- Sub Area 1 : Old Oak Estate
- Sub Area 2: Westway environs
- Sub Area 3: Wormholt Estate





*Old Oak & Wormholt Conservation Area Boundary and Sub Areas*

### **Sub Area 1: Old Oak Estate**

5.5 The distinguishing characteristic of this sub-area is the large number of houses which are laid out around lawns and gardens in U shaped terraces which run perpendicular to the main course of the street. These are dispersed widely throughout the sub-area. Sometimes terraces are also laid out with lawns to enclose a bend in the street such as Nos. 97-103 (odd) and 120-140 (even) Fitzneal Street and Nos.1-35 (odd) and Nos. 2-6 (even) Henchman Street.

#### **5.6 Streets:**

This sub-area is comprised of Braybrook Street, Du Cane Road (North Side), Erconwald Street, Fitzneal Street, Foliot Street, Henchman Street, Melitus Street, Old Oak Common Lane, Osmund Street, Stokesley Street and Wulfstan Street.

### **Braybrook Street**

5.7 Braybrook Street generally has a more conventional layout with short terraces of mainly red brick houses laid out parallel to the street with narrow or medium depth front gardens. Houses in the street are quite plain with some having a brick string course under first floor windows. There is some decoration around porches and Nos.

77-85 (odd) have diamond lattice timber under the shared porch lintels and Nos. 87-93 (odd) have arched entrances consisting of 4 brick courses. Nos. 109-159 (odd) are stock brick. No. 129 is built forward of the building line with a gabled roof containing an oriel window and quadruple, centralised, timber sash windows with mullions at first floor level.



*No. 129 Braybrook Street - gable roof with oriel window. Unfortunately No. 127 has been painted, the porch has been filled in and multi-paned windows have been lost. The original diamond lattice in the porch is visible in No. 129.*

5.8 Unsympathetic changes in the street include some pebble dashed and painted facades and modern porches of varying styles. Some modern replacement windows have been installed in less sympathetic styles including leaded light windows and timber casements. However, on the whole there are relatively few changes to the buildings themselves. There are many examples along the street where front hedges and soft landscaping have been lost and replaced with low brick walls and timber fences.

5.9 Old Oak Primary School, formerly Melitus School, is a two storey, shallow pitched roof, stock brick building set out in the LCC's 'double butterfly' plan. There are a variety of multi-paned window types in the symmetrical façade. The wings seen from Braybrook Street have tall wide windows with fanlights, with those on the first floor finishing under the eaves. Some window heads on the main body are arched. There is a 'hit and miss' brick dentil string course running just below the first floor windows and parallel bands of darker bricks above it.





*North east elevation of Old Oak Primary School.*

5.10 Old Oak Community Centre is a utilitarian modern building which offers very little to the street in terms of its architecture.

#### **Du Cane Road (north side)**

5.11 Du Cane Road has an avenue of tall pollarded plane trees which enhance the setting of the buildings and soften and enclose views along the street.



*Pollarded trees on Du Cane Road.*

5.12 Nos. 184-196 (even), next to the railway bridge is a one storey, stock brick retail terrace with piers dividing each unit. The original cornices are largely intact but in a poor condition as is the terrace as a whole. Shopfronts are poorly designed with obtrusive security shutters and signage.

5.13 Nos. 202-210 (even) is a terrace of red brick houses with tiled roofs and Nos. 202 and 210 at the ends of the terrace are set forward with gable ends.

5.14 Nos. 212-218 (even) is a terrace of 4 red brick houses with tiled roofs with a unique façade treatment. The end houses are canted inwards and the first floor façades of the centre houses (Nos. 214 & 216) are tiled and pitched from the ground floor and feature a wide, centralised dormer window. This roof splays out and forms deep eaves under which the recessed communal porch of Nos. 214 & 216 is set. No. 212 has the original entrance canopy but No. 218 has an incongruous modern canopy supported by pillars with capitals which is not in the English Cottage style. It also has a dormer in the roof which further breaks the symmetry of the terrace. The setting of the terrace benefits from a communal garden with its hedge intact and further soft landscaping behind it.



*Nos. 212-218 (even) Du Cane Road*

5.15 Nos. 220-222 (even) and Nos. 224-226 (even) are two pairs of red brick houses with tiled roofs at the entrance to Fitzneal Street. Their distinguishing features are, splayed projecting bays at first floor level where the adjoining houses meet. The projecting bay on Nos. 220-222 (even) is canted and rendered white and Nos. 224-226 (even) is half timbered in a Mock-Tudor style. Both have shared arched porches



below them.



*Nos. 220-220 (even), corner of Du Cane Road and Fitzneal Street. The loss of original timber multi-paned windows has degraded the appearance.*

5.16 Nos. 228-230 (even) are a pair of red brick, tiled roof houses with full height bays at each end with hipped gable roofs. Nos. 232-266 (even) is a significant terrace in the local townscape (see Chapter 7 - Key Views). Houses are red brick with tiled roofs and set around a communal lawn and gardens with tall brick gate piers at both garden entrances. The terrace has a steep roof with very prominent, full height gables at the flank ends onto Du Cane Road and one in the centre. There are four other smaller gables spaced along the length of the terrace above slightly projecting full height bays. Houses have a brick string course below first floor windows apart from around the bays. Some houses have ground floor, canted window bays and some of these are paired with timber trellis, either side of arched porches. All windows are sliding sash and multi-paned. The flank ends of the terrace onto Du Cane Road have centralised entrances with brick piers either side and stone entablatures above. The ends of the terrace have a pair of tall octagonal chimneys. Some hedges in private gardens have unfortunately been lost and replaced with fences.



*View of the end of terrace house at No. 266 Du Cane Road from Begonia Walk featuring a typical original timber panelled door with glazing at the top.*

5.17 Nos. 268–274 (even) is a red brick, tiled roof terrace of four houses with a prominent, paired central bay with a wide, tile fronted gable. Paired entrances are set into porches with paired brick piers either side that terminate under the low eaves of the gable. All windows are multi-paned with four centralised and set under the gable eaves in between the entrances. A pair of centralised windows features in the tiled gable façade and oriel windows are set either side of the bay at ground floor level.



*Nos. 268-274 (even) Du Cane Road. Unfortunately No. 270 has some modern windows with fanlights that do not match the sash pattern of its neighbours.*



## Erconwald Street

5.18 The entrance to Erconwald Street from Old Oak Common Lane is comprised of 2 short, splayed retail terraces. Both have shops on the ground floor and unfortunately the original cornices have been obscured by bulky signage. External shutters also disfigure the shopfronts. At first floor level, Nos. 1-5 (odd) have a pair of tile clad gables either side of a narrow, Tudor style timbered bay. Nos. 2-4 (even) also have tile clad gables and some unsympathetic modern windows have been installed at first floor level.

5.19 The terraces at Nos. 6-40 (even) and 7-41 (odd) are 2 opposing symmetrical dark stock terraces with tiled roofs with paired gables. Nos. 15-21 (odd), 23-29 (odd), 26-32 (even) and 14 to 20 (even) have 2 pairs of shared entrances set in a bay under the deep eaves of the wide gable. The gables have 2 windows at first floor. Some houses in the terraces have canted ground floor window bays and paired entrances behind arched porches. Nos. 33-39 (odd) and 34-38 (even) have an unusual first floor feature with single or tripartite sash windows and brick surrounds that project through the eaves with a flat roofline. Unfortunately No. 9 has been pebble dashed which breaks up the continuity of the terrace.



*Nos. 33-39 (odd) Erconwald Street, canted ground floor window bays and first floor windows projecting through the eaves.*

5.20 Nos. 43-45 (odd) is a unique double fronted building on the corner with Fitzneal Street. The main frontage on Erconwald Street has full height bays with cornices and hipped gable, tiled roofs. The ground floor windows are in canted bays and the brickwork has a pattern of projecting courses at the corners. The bays flank a recessive entrance set under a wide portico supported by rendered columns. The first

floor has two narrow, arched windows under deep eaves. A prominent centralised chimney rises from the roof slope above. The building has a modern, one storey side extension which is subordinate to the main building. The flank wall on Fitzneal Street is flat fronted with a cornice. A central door is flanked by ground floor windows which have brick arched soldier courses above them.

5.21 Nos. 47-59 (odd), 61-73 (even) and 58a-70 (even) are three similar terraces (the latter 2 terraces are red brick). No. 47 & 49 share a bay with a gable roof. Nos. 70 & 73 have projecting houses with gable roofs. The rest of each terrace is flat fronted and the first floor windows project through the eaves with gutters running in front of them. Entrances are paired and recessed within arched porches. Unusually for the estate, the ends of terrace have gabled roofs with pediments. Nos. 70 & 73 have 2 gables as they turn the corner onto Henschman Street. No. 61 has a canted window bay on the ground floor. The terrace at Nos. 42-56 (even) also has flat fronted houses and No 42 projects forward with a gable. Small window gables project from the roof slope along the terrace. There are few unsympathetic changes but there has been a proliferation of satellite dishes on the facades.

5.22 East Acton Underground Station is an attractive one storey, primarily red brick building with a hipped slate roof. There is a brick frieze below the eaves window heads are arched. The platforms have attractive timber shelters.

5.23 Nos. 75-81 (odd) and 60-70 (even) are two short, red brick terraces of 4 houses with pantile roofs. Facades have a pattern of brick piers along each terrace up to a string course just below the first floor windows. They have wide shared porches set between brick piers with timber lintels. Nos. 103-107 (odd) and 133-137 (odd) are very similar terraces of 3 houses but the shared porches are only one bay wide with timber lintels.



*Timber lintel in shared porch, Nos. 133-137 Erconwald Street*

5.24 At the junction with Wulfstan Street there are four identical crescents of 6 houses set around communal gardens. The crescents have hipped pantile roofs at their ends. A distinguishing feature is a bay, 2 houses wide, with a parapet that stands higher and forward of the eaves of the rest of each terrace. Facades below the parapet carry vertical bands of brick patterning either side of the windows. Recessed entrances have timber white painted lattice work under the lintel. Some porches have double corner arches. A few multi-paned windows are missing. All 4 of the gardens at this junction are beautifully landscaped and in combination with the crescents create a strong sense of place around the junction.





*Crescents at the junction of Erconwald Street and Wulfstan Street.  
A prominent satellite dish on the parapet spoils the symmetry.*

5.25 The terrace at Nos. 100-118 (even) has full height canted bays which are set onto wide bays that project from the main building line. Tripartite sash windows on the first floor of the rest of the terrace extend through the eaves and the gutter runs in front of them.

5.26 There is a view to Nos. 109-131 (even) which are set around a communal lawn (see chapter 7 - Key Views). The central wide bay contains 5 windows and projects forward with a hipped roof and chimneys behind that make it the focal point in the square. No. 121 in the centre of the bay has a curved timber entrance canopy which is evocative of the Georgian period.

5.27 The terrace at Nos. 139-149 (odd) has hipped gabled windows that extend through the eaves at first floor level.

### **Fitzneal Street**

5.28 The terraces at Nos. 1-23 (odd) and 25-43 (odd) have original painted, pebble dashed facades rather than the usual brick. Houses are paired around shared entrances with Nos. 5 & 7 and Nos. 37 & 39 arranged as projecting bays around the shared entrance with gables. Some have a tripartite window arrangement at first floor level, centred above the shared entrances with white painted timber panels in between. Some of the windows project up slightly above the main eaves line. Two pairs of houses have ground floor canted window bays and painted timber trellis either side of the shared entrance. All porches have painted timber surrounds and some have canopies.





*Original painted pebble dash nos.1-23 Fitzneal Street. Painted timber panels between first floor windows.*

5.29 Nos. 2-36 (even) are a terrace of houses set out in a U shape around a communal lawn. The central pair of houses project from the building line and have a shared gable roof and tiled façade with a centralised window. The rest of the terrace has a continuous ridge line with tall chimneys and small hipped gables projecting from the pitched roofs. The houses at the ends of the terrace have full height bays with gables. Both of these houses have tall chimney breasts on the flank wall to the street which extend through the roof. Porches are shared and arched. The garden boundary is lined with a tall hedge and two mature trees behind it create an attractive frontage to the street.



*The privet hedge and pair of trees enhance the setting of Nos. 2-36 (even)  
Fitzneal Street.*

5.30 Nos. 42-38 (even) and 44-48 (even) are 2 short terraces of stock brick houses which face each other across communal lawns and run perpendicular to the street. Entrances are set into full height projecting bays with gable roofs. Windows are wider and deeper than on much of the estate. The flank ends of the terraces onto Fitzneal Street have double gables and tiles down to just above ground floor windows. The gardens are bounded by a mature hedge and many houses with small threshold spaces have established shrubs which enhance the attractiveness of the enclosed space. The railway viaduct is screened from view with planting.

5.31 Nos. 50-68 (even) form a red brick terrace with tiled roofs and deep eaves, has full height bays at each end and a shared bay with hipped gable roof at the centre. The latter bay features a pedimented canopy and all other shared entrance porches have timber diamond lattice work under the lintel. A distinguishing feature is the ground floor, arched window heads which are painted white.





*Distinctive arched window heads. Nos. 50-68 (even) Fitzneal Street. Full height bays have a brick relief detail. Some timber mullioned sash windows remain.*

5.32 Nos. 47-95 (odd) and 70-118 (even) are long symmetrical terraces facing each other across the street. The first 3 houses at the ends of each terrace project forward significantly from the terraces they terminate. Their elevations give them the appearance of a substantial pavilion. The shared porch with brick columns is centralised within a bay. Full height brick piers support a pedimented gable. This is flanked on either side by full height canted window bays. A continuous cornice runs below the eaves. Chimneys on the ridge rise either side of the pediment and lend further emphasis to the symmetry and position of the entrance. At the centre of each terrace, a further pavilion effect is created by a wide bay under a hipped roof. The shared porch is flanked by full height brick piers and supports a cornice with a brick parapet which stands forward of the gable. Other houses in the terrace have paired full height canted window bays and shared arch porches. There are also prominent chimneys.





*Nos. 91-93 (odd) Fitzneal Street. End of terrace houses are carefully composed to give the appearance of a substantial pavilion.*

5.33 Nos. 97-103 (odd) and 120-140 (even) are arranged in terraces that wrap around and enclose the bend in the road. Houses are of red brick with tiled roofs and prominent shared gables on steep pitched roofs. Tall chimneys are prominent above each gable on the ridge. First floor windows are set within the gables or project from the eaves as dormers. Brick porches project slightly and have arches and shared recessed entrances. Most houses have retained multi-paned windows.



*Nos. 120-140 (even) Fitzneal Street. The terrace encloses the bend in the street. Attractive composition of gable roofs.*

## Foliot Street

5.34 Nos. 2-16 (even) are two terraces of red brick houses with tiled roofs. Nos. 4 & 16 project forward and have gable roofs. On the other houses, first floor windows extend through the eaves line and have hipped gable roofs. Shared porches have timber lattice work under flat arches. Ground floor windows have arched brick soldier courses above them.

5.35 Nos. 18-48 (even) are 3 terraces of red brick houses with tiled roofs. Three pairs of houses have shared full height bays with hipped gable roofs. Houses are flat fronted apart from a string course under the first floor windows. Entrances are set within arched porches. Some first floor windows project through the eaves line.

5.36 Nos. 5-35 (odd) are recessed and surround an attractively landscaped communal garden with several mature trees. Nos. 11-29 (odd) forms the back edge of the garden and is comprised of red brick houses with pantile roofs. Entrances are recessed within either single or triple arched shared porches. Some houses have slim, full height canted window bays which terminate under the eaves.



*Nos. 11-29 (odd) Foliot Street with triple arched, shared porches.*

5.37 Nos. 5-9 (odd) and 31-35 (odd) are flat fronted terraces apart from a string course under the first floor windows. Entrances are recessed within triple arched porches. The flank walls at each end have paired, slim, full height canted bays. Multi-paned windows are intact in the street as are most boundary hedges.

## Henchman Street



5.38 Nos. 2-6 (even) forms a short terrace of red brick houses with canted ends. Each end has a gabled roof onto the street and the corners have a brick relief detail of recessed brick courses. Entrances are recessed and shared in a porch with lattice timberwork under the flat arch.

5.39 Nos. 1-35 (odd) are two terraces forming an L shape set around communal lawns. Nos. 1 & 13 have bays under hipped gable roofs with full height window bays set under the eaves. Nos. 7 & 9 and 25 & 27 have wide, shared bays under hipped gable roofs. Some houses have arched porches and some have timber diamond lattice work under the flat arch. Nos. 25 & 27 have a semi-circular canopy supported by corbels over the shared porch which forms a focal point. A mature tree on the lawns greatly enhances the setting of the terrace and provides enclosure for the space.



*Nos. 1-35 (odd) Henchman Street. The mature tree enhances the view.*

5.40 Nos. 8-48 (even) and 50-90 (even) are stock brick terraces. Three houses at the ends and middle of the terrace extend forward and have shared hipped gable roofs. These have paired full height window bays with their own small hipped gable roofs and they are set either side of a shared arched porch. Houses in the recessive parts of the terraces have shared porches which are flanked either side by ground floor window bays. In the terrace at Nos. 50-90 (even), the recessive houses have original pebble dashed facades rather than brick. Most multi-paned windows are intact as are the boundary hedges.

5.41 Nos. 37-77 (odd) and 79-119 (odd) are two stock brick terraces set around communal lawns which are well cared for and attractively planted with some mature trees along the street edge. The centre of each terrace has a wide bay with a hipped



roof with a pair of full height window bays either side of an arched porch. Most other houses have a single storey window bay. Entrances are set behind single or triple arched porches. First floor facades in the recessive parts of the terrace at Nos. 79-113 (odd) are faced in pebble dash rather than brick.



*Nos. 79-119 Henchman Street, original pebble dash on first floor facades. Triple arched porches flanked by window bays.*

5.42 The red brick, slate roofed houses around the junction with Wulfstan Street Nos.121-153 (odd) are laid out in a square like manner which in combination with Nos. 92-98 (even), have the effect of visually enclosing the bend in the street. Several of these houses have gabled and hipped bays. Dormers extend through the eaves line on terraces both sides of the street. Some entrances are shared arched porches and some are shared porches with timber lintels.

### **Melitus Street**

5.43 In the terrace at Nos. 1-15 (odd), two pairs of red brick houses have projecting full height bays. Nos. 13-15 (odd) has a hipped roof and a pair of full height canted window bays under the eaves. Nos. 9-11 (odd) are gabled with a pair of two storey window bays. The porch in between the two pairs of bays sits under the eaves which extend to the ground floor. All porches in the terrace have timber lattice work under flat arches.

5.44 No. 2 is a stock brick cottage with a hipped roof that terminates the view along the street from Stokesley Street with Old Oak Primary School appearing behind it. At

first floor level, 3 windows extend through the eaves and project from the roof, with gutters running in front of them.

5.45 At the end of the red brick terrace at Nos. 17-33 (odd), Nos. 17-19 (odd) have paired, full height canted bays which sit under the eaves of the hipped gable roof.

5.46 Nos. 35-73 (odd) and 75-113 (odd) are two similar U shaped terraces which are set out around communal landscaped areas. There are views in (see chapter 7 - Key Views). The focal point of Nos. 35-73 (odd) is the 2 storey narrow gabled bay of Nos. 55-57 (odd) with a shared porch consisting of 4 brick soldier courses. The focal point of Nos. 75-113 (odd) is the wider, white rendered gable shared between Nos. 95-97 (odd). On the wings of the terrace, small hipped roof gable windows extend through the eaves with the gutters running in front of them. Entrances are shared within arched porches. Some unfortunate changes have been made to elevations on some houses in Nos. 75-113 (odd) including stone cladding and rendering. Both courtyard spaces are landscaped with Nos. 35-73 (odd) benefitting more from some established medium sized trees.

5.47 Nos. 4-48 (even) is a stock brick terrace with pebble dash on the recessed parts of the facade. Some houses that project forward carry double height canted window bays. Recessed houses have paired entrances flanked by paired ground floor window bays. Some other houses have wide arch porches set between double height canted bays.

5.48 Nos. 50-104 (even) & 115-149 (odd) are simple, flat fronted red or stock brick terraces with a brick string course below the first floor, tripartite windows. Entrances are individual with small canopies. Nos. 76 & 129, which form the centre of two symmetrical and opposing terraces, have pedimented gables.

### **Old Oak Common Lane (north of Du Cane Road)**

5.49 Nos. 102-116 (even) and 150-164 (even) are two identical terraces of eight red brick houses with Roman tiled roofs. Houses at the ends of the terraces have full height bays and the rest have paired full height canted bay windows below the deep eaves which are concave and plastered. Porches are recessed behind arches with 3 brick courses and keystones and they have oriel windows above them at the ends of the terrace. Nos. 102-116 (even) have casement windows without small panes but Nos. 150-164 (even) have retained sash windows with multi-paned windows. Most boundary hedges are intact.

5.50 Nos. 118-148 (even) is a red brick terrace with tiled roofs which is set around a communal lawn. The elevations are articulated by 4 pairs of full height bays with gable roofs with tiled facades. Entrances are recessed behind triple arched porches. The flank frontages at the ends of the terrace onto Du Cane Road have paired, full height, canted window bays under hipped roofs. Some hedges have been lost to fences and the lawn area is devoid of soft landscaping and would benefit from improved planting.

5.51 There is a view into Nos. 170-180 (even), 186-200 (even) and 202-212 (even) which are 3 red brick terraces with pantile roofs, set around a lawn with some trees and shrubs (see chapter 7 - Key Views). The main focal point in the square are paired, 3 storey gables on Nos. 192-194 (even) in the centre of the terrace. The ends of the terrace onto Du Cane Road have tall prominent chimneys.

5.52 Nos. 214-240 (even) is a red brick terrace with tiled roofs. The majority of houses in the terrace are set back from the street and these have tiled facades on the first floor with deep eaves overhanging paired, canted window bays on the ground floor which are set either side of shared, arched, recessed porches. Projecting houses in the terrace have deep eaves and clay tile, string courses below first floor windows. Sash windows with multi-panes are retained and hedges are largely intact.



*Tiled facades in the terrace at Nos. 214-240 (even) Old Oak Common Lane.*



## Osmund Street

5.53 Nos. 1-11 (odd) and 2-12 (even) are two identical opposing red brick terraces with slate roofs. The end houses have projecting full height bays with hipped gable roofs. First floor windows have windows with hipped gable roofs that extend through the eaves with the gutter running in front of them. Most multi-paned windows and front garden hedges are intact.



*Gutters run in front of the first floor hipped dormer windows in Osmund Street.*

## Stokesley Street

5.54 The terraces at Nos. 1-13 (odd) and 2-14 (even) are red brick houses with some paired, 2 storey canted window bays. Porches are shared with timber lattice work under flat arches. Some ground floor windows have lintels composed of several layers of red clay tiles. Many houses retain tripartite sash windows and most privet hedges are intact.

5.55 Nos. 16-22 (even) and 21-15 (odd), are two short terraces of 4 red brick houses which are canted inwards at both ends of the terrace. A prominent feature is the gable ends of the terrace which are wide with a pair of wide windows at first floor level but blank façades at ground level abutting the street.



*Nos. 16-22 (even) Stokesley Street.*

5.56 Nos. 24-36 (even) are flat fronted stock brick houses with individual entrance canopies.

### **Wulfstan Street**

5.57 At the entrance to Wulfstan Street from Du Cane Road, the road is framed by two identical terraces, Nos. 1-11 (odd) and 2-12 (even), each consisting of six red brick houses forming the canted backdrop to well landscaped communal lawns. Nos. 1 & 2, project at the ends of the terraces and have hipped, gable roofs. Another decorative feature is vertical bands of very slightly projecting bricks running full height on either side of vertically aligned windows. A focal point occurs half way along each terrace. Where they change alignment, they have two storey, narrow bays with gable roofs and recessed shared entrances. Unfortunately Nos. 5 & 11 have been pebble dashed which has undermined the unity of the composition. Many have lost their hedges and walls predominate.

5.58 There is a view into Nos. 29-51 (odd) which are set around an attractive landscaped pathway (see chapter 7 - Key Views). A focal point is created at the far side of the square with a wide bay, 5 windows wide with a hipped roof and an entrance with arched pediment above.

5.59 There is a view into Nos. 52-90 (even) and the focal point on the far side is created by a narrow projecting centralised bay with gable and arched entrance with 4 brick courses (see chapter 7 - Key Views). On the flanks, small windowed gables extend through the eaves.

5.60 The terraces between Nos.13 -113 (odd) and 14-124 (even) are red brick and a common feature is for most houses at or near the ends of terraces to be set forwards of the main building line, sometimes in pairs and sometimes alone. These set forwards are further emphasised by full height canted window bays. Nos. 50, 92, 73 & 75 have window bays which carry their own small gables above and they have tall chimneys on the flank wall, rising to the side of hipped roofs. Entrance styles vary, for example Nos. 61 & 63 have a shared porch, recessed behind an arch set into a bay. Some have a shared porch consisting of a slightly projecting brick entrance with clay tile lintel, with small oriel windows either side of the entrance. Others have timber diamond lattice work under the porch lintel. Nos. 93-95 (odd) and 103-105 (odd) have projecting brick porches with white painted timber panelling and deeply recessed lobby's within. Most have multi-paned windows and intact hedges.

5.61 There are views into the terraces Nos. 136-174 (even) and Nos. 176-214 (even) which are similar U shaped terraces set around attractively landscaped communal gardens with mature trees (see chapter 7 - Key Views). Both have small windows with hipped gables extending through the eaves at first floor level and arched shared porches. There is also a view into the terrace at Nos. 159-197 (odd) to where a focal point is provided by a shared bay containing the porch for Nos. 177 & 179 with gabled roof.

5.62 The terrace at Nos. 119-153 (odd) employs a number of devices to articulate and decorate the terrace. Nos. 143-153 (odd) have shared entrances that fall snugly between single height window bays with tripartite sash windows. The centre of the terrace is marked by three houses set forward from the main building line and a wide hipped roof above full height bays either side of a shared brick arch porch.

5.63 Nos. 199-217 (odd) and 219-237 (odd) feature full height canted bays with hipped roofs above. Shared recessed entrances lay behind wide brick arches. The latter terrace is set back from the street behind a long hedge and houses have narrow gardens, many containing mature shrubs. Nos. 239 & 241 also have full height canted bays under deep eaves whilst Nos. 243-245 (odd) and 232-238 (even) are flat fronted with a brick string course under the first floor windows.

5.64 Pollarded mature street trees spaced at regular intervals are a strong landscape feature in this street.

## **Sub-Area 2. Westway environs**

5.65 The defining characteristic of this sub-area is the long narrow block structure which is mainly, laid out parallel to Westway, Du Cane Road and the railway. Some of the houses are fully rendered with rendered chimneys, a characteristic not found elsewhere in the Conservation Area. It also contains the most significant retail cluster around Old Oak Common Lane and Westway.





*Long terraces laid out along the north side of Westway. Inappropriate insertion of curved window bays and a painted brick façade and a pebble dashed facade undermine the unity of the terrace.*

5.66 The sub-area is comprised of Banstead Court, Begonia Walk, Bentworth Road, Cactus Walk, part of Du Cane Road (south side), Heathstan Road, Hilary Road (North of Westway), Maurice Street, Norbroke Street, Primula Street, Terrick Street, Westway (North side and part of south).

### **Banstead Court**

5.67 These are five modern, 4 storey blocks which are broadly semi-circular in plan. Southern facades are articulated with balconies. Northern facades with atria, form a glazed barrier to Westway. The former houses on the site were demolished in 1996 in connection with a road widening scheme which was later abandoned.

### **Begonia Walk**

5.68 These houses are rendered, including the chimneys and have tiled roofs. Two terraces have full height bays with hipped gable roofs at the ends of the terraces. Nos. 1-3 (odd) are flat fronted. All houses have individual entrances with canopies. Some have lost multi-paned glazing from their casement windows. Tall hedges along the path help to focus attention on the gabled house which is opposite the end of the street, No. 23 Norbroke Street.

### **Bentworth Road**

5.69 Houses are stock brick with Roman tiled roofs and flat fronted with paired entrances set within shared arched porches. Houses at the ends of the terrace have

individual entrances with canopies. Only Nos. 7-21 (odd) and 136-138 (even) have brick string courses below first floor windows. The majority of ground floor windows are the tripartite sash type although many are of Upvc rather than the original timber with mullions. Three houses in the street have original canted window bays on the ground floor. There are examples of unsympathetic changes which have undermined the continuity of the architectural effect of repetition. Some houses have been painted, rendered or pebble dashed and like many streets in the area, some satellite dishes are intrusively positioned on the street elevation.



*Inappropriate painted façade with leading light windows and timber cladding.  
Bentworth Road.*

5.70 Nos. 30-44 (even) and 76-90 (even) are set around small cul-de sacs off the main street. These rely on symmetry and landscaping to enhance the composition of the buildings. A terrace of four houses forms the back edge of each cul-de-sac and the focal point is an arched porch at the centre of the terrace. Uniform height hedges around the perimeter of the lawns create more enclosure and definition for the spaces and the single tree planting either side of the path further emphasises the central porches as a focal point.





*Paired trees reinforce the symmetry of the terrace at Nos. 3-30 (odd) Bentworth Road.*

5.71 This is one of the better streets on the estate in terms of retention of landscaping to front gardens and there are several attractive street trees which enhance the overall effect.



*Bentworth Road benefits from many retained hedges, attractively planted gardens and street trees.*



5.72 ARK Bentworth Primary Academy, formerly known as Bentworth Road School and Bentworth School has an attractive façade formed from a central 3 storey block which is flanked by projecting, 3 storey wings with hipped roofs and prominent chimneys. The central block has an attractive tiered effect with the ground floor storey having a pitched roof behind which the first floor façade rises with a further set back to the second floor facade. The windows have retained small paned glazing.



*ARK Bentworth Primary Academy, Bentworth Road.*

### **Cactus Walk**

5.73 Nos. 2-8 (even) is a terrace of 4 rendered houses with tiled roofs and individual entrances with canopies. Houses at the ends of the terrace have full height bays with hipped gable roofs. The 2 central houses in the terrace Nos. 4 & 6 have small gable windows that extend through the eaves.

5.74 Looking north along this street which is strongly enclosed with tall hedges, there is a strong focal point in the shape of the gable of No. 266 Du Cane Road.

### **Du Cane Road (south side)**

5.75 Nos. 201-207 (odd) are rendered houses with rendered chimneys in the same style as houses on Begonia Walk. Nos. 203 & 205 have lost their hedges to hard standings.

5.76 Nos. 209-215 (odd) and 217–223 (odd) are two red brick terraces with tiled roofs at the junction with Hilary Road. The ends of the terraces are canted inwards and houses have a brick string course under first floor windows and individual entrances

with canopies on the front. The flank ends carry canted window bays. There are central arches to the rear access passageways which have both been blocked off. Most houses have small paned windows intact. A large tree in each communal lawn in front of the houses helps to enclose the space and mark the entrance to Hilary Road.



*Mature trees enhance the setting of Nos. 209-215 (odd) Du Cane Road.*

5.77 Nos. 225-231 (odd) are red brick houses with tiled roofs and individual entrances with canopies on the front. Houses at the ends of the terrace project forward and have gable roofs. First floor windows are centralised and most windows retain multi-panes.

5.78 No. 233 is a modern red brick block of flats built in a style very similar to the estate. Nos. 235-245 (odd) form a red brick terrace with tiled roofs and paired full height bays with gables at the ends of the terrace. Entrances are individual and have canopies. Chimneys at the ends of the terrace are set on a triangular brick base.

5.79 Nos. 247-255 (odd) is a terrace of five red brick houses with tiled roofs and paired bays with gables. At the ends of the hipped roof, tall chimneys sit on a triangular base. Entrances are individual with canopies. Unfortunately No. 255 has been painted and has lost its multi-paned windows.

### **Heathstan Road**

5.80 Houses are mainly red brick with Roman tiled roofs but Nos. 36-38 (even), 20-34 (even) are in stocks brick and the houses are primarily flat fronted with paired entrances set within arched brick porches. Houses at the ends of the terraces have individual entrances with canopies. Most houses have a brick string course below the first floor windows. Nos. 3 & 5 and 135 & 137 at the centre of the terrace have canted

bays at the ground floor level. Most houses have retained small paned windows and glazing bars to the windows. Most houses have retained soft landscaping but several have been lost to car parking and hard standings.

5.81 The north side the street was once lined with a row of apartment blocks built in the interwar period. Following their demolition, 5 modern brick blocks were built; Wood, Fraser, Lerner, Changers and Newell Courts which are laid out perpendicular to the street with car parking courtyards around them. These range in height from 3 to 6 storeys and form a coherent composition which has a poor relationship in terms of scale, alignment and materiality to the character of the conservation area immediately around them.

### **Hilary Road (north of Westway)**

5.82 Two opposing terraces Nos. 48-52 (even) and 39-43 (odd), are red brick houses with Roman tiled roofs and a brick string course below the first floor windows. All houses have modern casement windows without small panes. Unfortunately No. 52 has been rendered and has broken the unity of the short terrace. Nos. 54-56 (even) and 58-60 (even) have completely rendered facades which is an original detail on these short terraces. Houses have full height projecting bays with hipped gables, tiled roofs and individual entrances with canopies. Nos. 47-59 (odd) forms a terrace of 4 red bricked houses with tiled roofs. The houses have paired gables at each end of the terrace and Nos. 49 & 51 have entrances set under the low eaves of the central part of the terrace.

### **Maurice Street**

5.83 Houses are stock brick with Roman tiled roofs and are predominantly flat fronted with paired entrances set within shared arched porches. Some houses have ground floor canted bays. Unfortunately the continuity of the terrace has been undermined by some inappropriate alterations, for example, Nos. 4, 10 & 12 have been pebble dashed and No. 4 has leaded light windows and a porch on the side. Many gardens have lost their soft landscaping to hard standings, walls and railings.

### **Norbroke Street**

5.84 The unique feature of some of the houses in this street is stucco facades with a diamond lattice pattern in the stucco. This applies to Nos. 1-5 (odd) which have pantile roofs and a brick dentil course under the eaves. Each house has a small gable window that projects through the eaves and a very small window under the eaves. Entrances are individual with a curved or pedimented canopy constructed from red clay tiles. Unfortunately No. 4 has a prominent modern timber porch. This style repeats further along the street at Nos. 16-19 (consec.). Unfortunately No. 17 is has been stone clad. The loss of hedges and replacement with walls has diminished the setting of these houses.





*Original patterned stucco and pantiled roofs, Nos. 1-5 (odd) Norbroke Street.*

5.85 Nos. 6 -13 (consec.) and 51-62 (consec.) are red brick houses with tiled roofs and a brick string course. Individual entrances have large canopies. No. 15 is the only house to have a double height projecting bay with gable.

5.86 All of the houses at Nos. 20-50 (even) are rendered with tiled roofs. Most houses are in pairs and most have full height projecting bays at the ends with hipped gable roofs. Entrances are individual on the side with canopies. Some houses have unfortunately been pebble dashed which breaks up the continuity of effect. Many have modern casement windows without multi- panes and many have lost hedges to hard standings and walls.

5.87 No. 23 is unusual and it terminates the view when approaching from the north along the narrow Begonia walk. The entire frontage of the cottage sits under a gable roof which is tile fronted at the top. The façade has a wide but shallow projecting bay with 4 symmetrically placed windows over the two floors. A narrow tiled roof runs full width across the frontage above the ground floor windows.



*View of No.23 from Begonia Walk with rendered façade.*

### **Old Oak Common Lane (south of Du Cane Road)**

5.88 Nos. 72-80 (even), is a curved retail terrace of red brick with tiled roof, and 2 storeys of residential accommodation above. Two storey brick piers separate each premises. The shop units have an original cornice but this is obscured by unsympathetically designed shopfronts and fascia's. Dormer windows with hipped gable roofs project from the slope of the roof. Four tall chimneys are prominent on the ridge line. The ends of the terrace are gabled and prominent and are faced in a Mock-Tudor style of timber and white plaster. This style extends across the first floor façade.



*Mock Tudor Gable at each end of the terrace in Old Oak Common Lane.*

5.89 No. 82 is an unusual single storey former bank building with high quality stone shopfront and a Mock-Tudor style gable. Nos. 84-86 (even) is a red brick parade of 3 retail premises with a continuous stone cornice set above the shop fascia's. The first and second floor façade is divided by several brick piers with fluted stone capitals. The intervening panels contain decorative brick patterning and set small paned casement windows. The piers support a deep stone and brick parapet which is divided horizontally by a further prominent stone cornice. This style is continued in the terrace at Nos. 88-92 (even), the central part of the terrace has one floor above the shop premises and has tall multi-paned windows with the central one having moulded architraves and a stone scroll above. The stone and brick parapet carries a prominent stone cornice.





*Shopping parade at Nos. 88-92 (even) Old Oak Common Lane.*

5.90 Nos. 94-100 (even) is a red brick, tiled roof, 3 storey terrace of shops with residential accommodation above. The terrace has paired, 2 storey gables at each end with tiled facades. The original cornice is obscured by bulky shop fascias.



*Nos.94-100 (even) at the junction of Old Oak Common Lane and Du Cane Road.*



## Primula Street

5.91 Terraces in this street alternate between red and stock brick and all have Roman tile roofs. Houses are flat fronted and those at the ends of the terraces project forward and have wide centralised windows that project through the eaves line. Houses have a layered brick dentil course under the eaves and a brick string course under the first floor windows. A distinguishing characteristic is arched door heads of a single brick course with glazed fanlights containing a pattern of radial and concentric glazing bars. Front doors are slightly recessed and architraves are rendered. Unfortunately, several porches have been built so that the arches and fanlights have been obscured from view. Nos. 3-13 (odd) are rendered under the arch instead of glazed. Most houses have retained multi-paned windows. Some gardens are very large and a few have incorporated car parking and some soft landscaping. However, some have lost most of the planting and there are several unsympathetic modern walls, fences and gates along the street.



*Distinctive multi-paned fanlights above entrances to houses in Primula Street, one fanlight is obscured by an inappropriate modern porch (right) and most of the garden of another is given over to car parking.*

5.92 Nos. 63, 63A and St. Katherine's Hall formerly stood on the site sandwiched between Primula Street, Heathstan Road and the Central Line. Now occupied by what Pevsner described as "a delightful addition, Rosewood Square, sheltered housing for old people, 1984 by I. Orr, T. Ryland and M. Lister of the Borough's Architecture and Building Department. Two storey terraces around a little square, lovingly designed with pretty trellis balconies, tile decoration and other playful details. In the centre a gazebo-cum-laundry with tiled roof, set lozenge-wise on an octagonal plinth".

## Terrick Street

5.93 Houses are stock brick with Roman tile roofs and flat fronted with paired entrances set within shared arched porches. Houses at the ends of the terrace have individual entrances with canopies. Most houses have retained multi-paned windows. Unsympathetic changes include pebble dashing on No. 5. and stone cladding to the façade of No. 1.



*Inappropriate stone cladding on No.1 Terrick Street.*

## Westway

5.94 Nos.1-11 (odd) is a terrace of shops with 2 floors of residential above. Each premises is set between 2 storey vertical brick piers. The first floor has a mock-Tudor, timbered and rendered effect. Dormer windows with hipped gables project from the tiled roof slope. No. 1 forms the end of a curved retail terrace at Nos. 68-74 (even) Old Oak Lane. It has a three storey, Mock Tudor style gable end, with windows at first and second floor levels.

5.95 No. 13 is an individual house with full height hipped bay and a full height canted window bay. The first floor has a Mock Tudor, timbered and rendered effect.

5.96 The terraced houses along the north side of Westway are red brick with Roman tiled roofs and are mainly flat fronted with paired entrances set within arched porches. Houses at the ends of terraces have individual entrances with canopies. Most terraces have a continuous brick string course below the first floor windows. At the centre of some terraces there are paired, ground floor canted window bays. Most house have retained multi-paned windows with glazing bars. The loss of front gardens to car



parking has not been a significant problem on this street due the presence of Westway. There have been some uncharacteristic alterations which have undermined the unity of the terraces, for example, No. 265 has a painted façade and modern curved window bays and No. 269 has been pebble dashed. Front garden hedges are largely intact.

5.97 St. Katherine's Church of England Church (1958-9) has an austere 3 storey frontage with 3 brick bays and render panels in between. There are high level statues on the façade of two of the bays. There is a low, flat roofed side extension on the south-east corner on which the church bell is mounted in a gantry. Some mature trees in the grounds help to soften the harshness of the architecture.

### **Sub Area 3. Wormholt Estate**

5.98 The defining characteristic of this area is the communal gardens, lawns and verges that are arranged at street junctions. These may be singular, as at the junction of Wormholt Road/Bryony Road and Yew Tree Road, paired, as at the corner of Daffodil Street and Sundew Avenue, triple as at the junction of Hilary Road and Yew Tree Road and quadruple as at the junction of Sundew Avenue and The Curve.



*Characteristic landscaped corner, junction of The Curve and Yew Tree Road.*

5.99 This sub area is comprised of Bloemfontein Road, Bramble Gardens, Bryony Road, Clematis Street, Daffodil Street, Erica Street, Foxglove Street, Gravesend Road, Hemlock Road, Hilary Road, Joslings Close, Lilac Street, Milfoil Street, Old Oak Road, Orchid Street, Pansy Gardens, Peony Gardens, Sawley Road, Sundew Avenue, Sundew Close, Steventon Road, Tamarisk Square, The Curve, Viola Square, Wallflower Street, Wormholt Road, Yew Tree Road and Wormholt Park.

## Bloemfontein Road

5.100 The Bloom building (Cranston Court, 56 Bloemfontein Road) at the east end of Wormholt Park is a modern 7 storey apartment block above commercial and health premises on the ground and first floors (see chapter 7 - Key Views). The building features a highly articulated elevation onto the street with vertically stacked, projecting balconies and louvered fins. These are made more striking by the contrast with yellow cladding against the black metalwork of the balconies and fins.

5.101 Terraces in this street are of red or stock brick and have tiled roofs. Houses are the flat fronted variety with paired entrances set within shared arch porches. Houses at the ends of the terraces have side entrances with canopies. The terrace at Nos. 94 to 112 (even) is set back from the street behind a lawn and therefore only has small gardens. Nos. 100 & 102 at the centre of the terrace feature canted bays at ground floor level. There are 3 mature trees on the lawn of which two have wide canopies that greatly enhance the attractiveness of the terrace. Most of the houses have lost their multi paned windows. Unfortunately some houses have intrusive satellite dishes, which are often mounted in pairs.



*A proliferation of disfiguring satellite dishes in Bloemfontein Road.  
The Bloom building (Cranston Court, 56 Bloemfontein Road) is visible beyond the terrace.*

5.102 No. 124 at the end of the terrace has two unusual features; a brick parapet across the full width and part of an original timber shop front. The latter has a fluted cornice, 6 over 9, sash windows and pilasters all in timber. Central doors seem to be unsympathetic modern replacements.





*No. 124 Bloemfontein Road.*

## **Bramble Gardens**

5.103 Nos. 1-4 (consec.) is a short terrace of four red brick, pantile roofed houses with the ends of the terrace canted inwards. Houses have a brick string course under the first floor windows and individual doors with canopies. Nos. 2 & 3 have ground floor canted window bays either side of the central arch to the rear passageway.

5.104 Nos. 5-7 (odd) are red bricked houses with tiled roofs. The end houses are set forwards and have hipped gable roofs and every house has a small oriel window at first floor level.

5.105 Many hedges have been removed and replaced with hard standings for cars in this street.

## **Bryony Road**

5.106 Terraces in this street are predominantly of red brick and flat fronted with a brick string course below the first floor windows and many of the short terraces have pantile roofs. Nos. 41-55 (odd) and 57-65 (odd) are stock brick. Houses have paired entrances set within shared arched porches. Those at the ends of the terrace have individual entrances with simple canopies. Most have modern replacement windows with no glazing bars. Some have lost their landscaping to be replaced with hard standings for cars, particularly at the west end of the street. Unfortunately, Nos. 5 & 7 have later addition porches of different styles and proportions which replace the original canopies. Several large satellite dishes clutter the front elevations of some of the houses. There are views from this street to Cambridge School (see chapter 7 - Key Views).





*Timber panelled doors with a glazing panel subdivided by glazing bars are a characteristic of the conservation area, Nos. 1 and 3 Bryony Road.*



*Unsympathetic modern porches in the adjacent houses in the same terrace undermine the uniform effect.*

5.107 Wormholt Park Primary School is set back from the street and is partially screened from view from Bryony Road. The 3 storey building is of yellow stock brick with a rendered top floor façade above a cornice. The roofline is articulated by tall multi-paned windows that extend through the eaves and have white painted gables.



The gabled ends of the building and the fenestration of the north elevation are also impressive, with an array of multi-paned windows visible from Erica Street and The Curve.



*View of Wormholt Park Primary School from Bryony Road.*



*Views of the east and north facades of Wormholt Park Primary School from Erica Street.*

## Clematis Street

5.108 Houses in Clematis Street are distinct from most of the estate in several ways. The stock brick houses have minimal eaves, pantiled roofs and the top of the elevations are finished off with red brick dentil courses below the soffit. Houses are of stock bricks and at the ends of the short terraces they have red brick corner porches with an arch on both the street and flank elevations. Above the archway the house number is located on a red clay tile set into the brick façade. Both facades have a red brick dentil string course above the arched porch areas.



*Porch detail in Clematis Street - corner porch with double brick arch and brick dentil string course above..*

5.109 This style of house has small windows to all rooms on the street elevations. Some premises have a shared triple arched porch feature containing front doors set either side of the passageway to the rear of the houses. All passageway entrances appear to be blocked off to prevent public use by a variety of fences or gates. Unfortunately a few houses have had render applied above the entrance areas so that the brick dentils and red brick patterning have been obscured. The corner porches on two houses have been in filled to become fully glazed so that the transparency of the recess has been lost.





*Triple arch arrangement in Clematis Street. Porches set either side of the former alley entrance which has been blocked off.*

5.110 Clematis Cottages are a row of unremarkable bungalows. It seems these are later editions to the estate and are built on what was formerly green space and a setting for houses in the street. The loss of the green space, a characteristic feature of the layout of the Wormholt Estate is particularly unfortunate.

### **Creighton Close**

5.111 Creighton Close is a development comprised of three, 4 storey, stock brick blocks with pantiled, hipped roofs set around a courtyard. The only decoration is a brick string course under the 3<sup>rd</sup> floor windows. All windows are uniform and have multi-panes.

### **Daffodil Street**

5.112 Nos. 1-5 (odd), 7-11 (odd), 25-29 (odd), 31-35 (odd), 2-6 (even), 8-12 (even), 26-28 (even), 32-36 (even) are all short, symmetrical terraces comprised of 3 red brick houses with hipped roofs at the ends of the terrace. All have a continuous brick string course below the first floor windows. Most terraces have pantiled roofs but some are tiled. A characteristic of the whole street is the brick work relief pattern which runs full height around the corners at the ends of the terraces. The houses at the end of each terrace have full height projecting bays with hipped gable roofs and centralised windows within the bays. Houses on the west side have all their individual entrances on the street face of the building. The end of terrace houses on some, such as nos. 1-5 have arched porches formed from red tiles. The central house in the terrace has a

canopy above the door. On the east side of the street the terraces are very similar except that some have entrances on the flank facades rather than the street face.

5.113 The two central terraces at Nos.14-24 (even) and 13-23 (odd) consist of 6 red brick houses with hipped roofs at the end of the terrace. Terraces are flat fronted with no articulation. The ends of terrace have arched tile porches. The rest are paired either side of access ways to the rear of the premises which are recessed behind large tile arches.

5.114 Most houses in the street have retained multi-paned windows and hedges but several front gardens have been paved over to provide hard standings. Unfortunately, the prominent end of terrace house at No. 24 has been painted on both visible facades and has a modern porch. The façade of the terrace at Nos. 13-23 (odd) has been cluttered by an unsightly collection of soil stacks with external pipes. No. 4 has a prominent modern porch.



*Painted facades at No.24 Daffodil Street together with a modern glazed porch and inappropriate replacement windows diminish the uniformity of the terrace. Fortunately, the string course and the brick work relief detail on the corner are still visible under the paint.*

5.115 The lawn spaces at each corner of the street have retained large mature hedges which help to define the entrance to the street.

## **Erica Street**

5.116 Houses in these terraces are stock brick, flat fronted and have pantile roofs. Entrances are mainly paired and set within shared arched porches whilst houses at the ends of the terraces have their own entrances with canopies. All of the windows are modern replacements without glazing bars. Most houses have retained hedges in

the front gardens but No.14 has been completely paved over to provide a hard standing. There are views to Cambridge School behind the terrace (see chapter 7 - Key Views).

### **Foxglove Street**

5.117 Nos. 1-9 (odd) and 2-36 (even) are stock brick houses with minimal eaves and all have pantile roofs except Nos. 30-36 (even) which are Roman tiled. Elevations are finished off with a red brick dentil courses below the gutter. Most of the houses in the street are flat fronted and the only articulation is achieved by setbacks and forwards from the building line. Many of the large front gardens are gone and have lost landscaping in favour of hard standings for cars. Nos. 30-36 (even) are flat fronted stock brick houses with a string course below first floor windows. Entrances are set within individual arched porches or with canopies at the ends of terraces.

5.118 Nos. 11-13 (odd) are the same style as those found on Old Oak Lane (see below).

### **Gravesend Road**

5.119 The short terraces of houses on this street are of stock brick with Roman tiled roofs and continuous brick string courses below the first floor windows. All houses have casement windows and the only one with multi-panes is No.19. Nos. 13-16 (even) have narrow single storey canted bays. Entrances at the ends of the terraces have small canopies and the rest are paired and set within shared, arched porches. No. 6 has unfortunately been pebble dashed and several houses have lost soft landscaping in the front gardens in favour of hard standings for cars. No. 12 has an unsympathetic, modern timber porch. The central terraces on each side of the street (Nos. 1-17 (odd) and 12-18 (even)) have less generous front gardens as they are placed behind communal lawn areas which are neat with two trees on each one.

### **Hemlock Road**

5.120 Nos. 1-31 are largely wide, flat fronted, red brick houses with tiled roofs at Nos. 1-15 and pantiles at Nos. 17-31 (odd) and most have a brick string course below the first floor windows. Some have full height double bays. Individual entrances have small canopies above. Most windows are multi-paned. Unfortunately, the brick façade of No. 13 has been painted and No. 29 has a flat rendered and painted façade and both of these break up the continuity of their respective terraces. Several houses have lost their soft landscaping in favour of hard standings for cars.

5.121 Nos. 2-8 (even) have double height bays at the end of the terrace with first floor windows in the gables. In the mid-section of the block, small windows project through the eaves to form small hipped roof gables. Nos. 10-14 (even) is built in a similar style but without the small gables.





*Distinctive small gables at Nos. 2-8 (even) Hemlock Road.*

5.122 Nos. 26-34 (even) have full height bays and pantiled hipped roofs whilst the opposite terrace at Nos. 33-39 (odd) has double height bays with pantile roofs and gables. A small oriel window features at first floor level in the centre of Nos. 33-39 (odd). Doors are individual with small canopies.

5.123 Nos. 41-47 (odd) is red brick, flat fronted terrace with pantiled roofs and 49-55 (odd) is a red brick, flat fronted terrace with tiled roof. Both terraces have one projecting house at one end of the terrace with a gable roof. Doors are individual with small canopies. Most houses still have multi-paned windows but a few houses have lost their boundary hedges in favour of low timber fences.

5.124 Nos. 36-42 (even) and 44-50 (even) are two red brick terraces with tiled roofs. Houses have paired gable roofs which contain individual entrances with canopies. The central section of each terrace is single storey and entrances are set under the eaves.

5.125 At the end of Hemlock Road is the former Wormholt Library and Infant Welfare Centre, now occupied by Ark Conway Primary Academy. The building was built in 1930. Designed by R. Hampton Clucas, Engineer and Surveyor for the Borough of Hammersmith it is built of red brick with gauged red brick mouldings and stone dressings, stock brick, has a copper clad cupola and flat roofs behind brick parapets. The entrance is symmetrical with the entrance door set back under a stone portico of paired Tuscan columns in antis on shallow stone bases on a stone flag floor. The adjoining greens have been annexed to create a larger site for the school and a new two storey school building is under construction. The scale and materials of the new building were designed to respect the scale and materials of the listed building as far as possible.



*Entrance portico of the Grade II listed former Wormholt Library.*

## **Hilary Road**

5.126 Nos. 1-15 (odd) and 2-16 (even) are the same as the stock brick houses found in Foxglove Street.

5.127 At the Junction of Yew Tree Road houses are set out around 3 communal grassed lawn spaces with the houses only having small front gardens. Several mature trees help to soften and enclose the space. Nos. 18-24 form a terrace of red brick houses with tiled roofs. The ends of the terrace are canted inwards. Houses have individual entrances with canopies and a central arch marks the entrance to the rear alley. Nos. 26-36 (even) and 17-27 (odd) are identical terraces at the junction with Yew Tree Road and are set behind lawns. Houses are red brick and have individual entrances with canopies. The ends of each terrace are canted inwards. A pair of houses in each terrace has canted window bays on the ground floor (see chapter 7 - Key views).

5.128 Nos. 29-31 (odd) and 38-40 (even) are two symmetrical terraces of paired houses the ends of each terrace have full height bays with gables and the centre of each terrace is only one storey with a steep pitched roof above. Individual entrances are on the flank returns with canopies.

5.129 Nos. 16A & 16B are a unique pair of red brick houses with a full height, deep, shared bay with a parapet. The main part of the building behind has a hipped roof. The ground floor has a single storey wing either side of the bay which contains the entrances that have timber entablature and fluted pillars. At ground floor level the bay had a pair of canted window bays but 16B has been changed to a circular bay and the



loss of privet hedges and a soft landscaped front garden has further undermined the original symmetry.



*No. 16B Hilary Road - loss of hedge and inappropriate replacement windows and front door.*



*No. 16A Hilary Road - hedge and windows intact.*



## **Joslings Close**

5.130 Built on the site of the former allotments and post WW2 redevelopment, Nos. 1-14 (consec.) is a modern development by Ealing Family Housing Association comprised of 2 and 3 storey houses and flats built in a pared down style similar to the original estate, flat fronted with arched porches and one gabled block. The rest of the development, Nos.15-48 (consec.), is a modern red brick development with 2 storey houses and 4 storey flats.

## **Lilac Street**

5.131 Nos. 1-27 (even) are red brick houses with tiled roofs. Houses are flat fronted with individual entrances with canopies. The second house from the end of each terrace projects forward and has a tile fronted gable roof with centralised windows. Most have retained multi-paned windows and privet hedges. Three houses have modern porches.

5.132 On the north side of the street, short terraces of stock brick houses are set out perpendicular to the street and Westway and are set out facing communal lawns. The houses are in the flat fronted style with a brick string course below first floor windows and paired entrances set within shared arched porches.



*Terraces around lawns, perpendicular to Westway on Lilac Street.*

## **Milfoil Street**

5.133 Houses are stock brick and flat fronted with, Roman tiled roofs and paired entrances set within shared arched porches. Houses at the ends of the terraces have individual entrances with canopies. The facades in the centre of the terrace Nos. 2-24

(even) project forward and have a continuous brick string course below the first floor window level.

5.134 Several houses in the street have lost most or all of their soft landscaping to hard standings for cars. Most houses have lost their multi-paned windows in favour of modern large panes.



*East side of Milfoil Street. Loss of gardens and hedges to hard standings.*

## **Old Oak Road**

5.135 These stock brick houses, Nos.108-164 (even) are largely paired and wide with tiled roofs and red brick detailing on the corners. Paired, full height bays have shared, hipped gable roofs. These in turn have full height canted window bays set under the eaves. Recessive wings contain wide porches. Hedges are not a feature of these houses.





*Houses along the east side of Old Oak Road.*

## **Orchid Street**

5.136 Houses in this street are almost identical to the houses in Clematis Street but they also incorporate a brick string course below the first floor windows.

## **Pansy Gardens**

5.137 Houses in this cul-de-sac are red brick with pantile roofs and flat fronted apart from the junction of Nos. 4 & 5 which have a shared full height bay with wide hipped gable roof. Nos. 1-2 (consec.) and 7-8 (consec.) have a continuous brick string course below the first floor windows. All houses have side entrances with canopies apart from Nos. 4-5 (consec.) which have entrances set opposite one another within the arched access corridor to the rear of the premises. All houses have retained multi-paned windows. Unfortunately, several have lost landscaping and front gardens have become hard standings for cars. Two medium sized trees in the central island lawn add character and enclosure to the cul-de-sac.





*Pansy Gardens. Houses set out around central island lawn.*

## **Peony Gardens**

5.138 This is a small round headed cul-de-sac comprised of a terrace with a wing each side. The houses are flat fronted and interest is partially derived from its enclosure of the space. The houses on the wings have full width, tiled gables with centralised windows. Nos. 3 & 4 in the centre of the terrace have canted ground floor bays. All retain multi-paned windows apart from no.1 which has modern replacements without glazing bars. Two houses have lost their hedges to accommodate car parking and this undermines the enclosure of the round hammerhead space.



*Tiled façade on the end gable. Peony Gardens.*

## **Sawley Road**

5.139 The terraces along the south side of Sawley Road are stock brick with Roman tiled roofs and they are predominantly flat fronted apart from a brick string course although some houses have narrow, ground floor canted window bays. Entrances tend to be paired and recessed within shared arched porches although some have individual entrances with canopies. Houses at the ends of the terraces tend to have their own entrance with a small canopy above on the flank ends of the terraces. Windows are multi-paned although they are missing on some houses. Gardens are medium to large in size and many houses retain hedges along the perimeter however, unfortunately, there are several houses where landscaping has been completely removed to be replaced with hard standings for car parking which creates visual clutter in the streetscene.





*Loss of hedges and front gardens converted to hard standings. Sawley Road.*

## **Sundew Avenue**

5.140 Nos. 3-5 (odd) are red brick with full height bays with paired gable roofs, centralised windows and side entrances with canopies.

5.141 Nos. 10-18 (even) is a terrace of 5 houses and Nos. 12 & 16 have full height bays with hipped gable roofs with centralised windows on both floors. The corners of the bays and ends of terrace are edged with red bricks and there is a brick string course under the first floor windows. Nos. 7-15 (odd), 17-25 (odd) and 20-28 (even) are the same style but in red brick with tall chimneys projecting from the hipped roofs at the end of the terrace. Several houses have lost their multi-paned windows but many are intact. No 22 has unfortunately been disfigured with the attachment of pipework to the façade. All of Nos. 17-25 (odd) have pantiled roofs and have lost their multi-paned windows. No. 21 has been pebble dashed. Most garden hedges are intact.

5.142 Nos. 27-31 (odd) are red brick houses with tiled roofs and the two end houses are set forward with gables. The end of terrace houses are set forward on Nos. 4-8 (even) and 30-34 (even) with hipped gable roofs. Each house has a small oriel window at first floor level. Entrances are individual with canopies. Unfortunately Nos. 30 & 34 have lost their hedges in favour of boundary walls.





*Hipped gables and oriel windows nos.30-34 Sundew Avenue.*

5.143 Nos. 49-67 (odd) are two red brick terraces with tiled roofs. Two houses in each terrace projecting forward substantially and have gabled roofs with the front face tiled above centralised first floor windows. Each house has an individual entrance with a canopy above but No. 49 has a modern canopy which does not match others in the terrace. Only No 61 has lost its hedge to a hard standing. There are several mature trees in this part of the street that greatly enhance its character.

5.144 Nos. 52-58 (even) are stock brick, flat fronted houses with pantile roofs and tripartite sash windows on the ground floor. End houses have individual entrances with canopies and central houses have paired entrances set within a shared arched porch. Nos. 60-72 (even) and 69 are a similar style but with a brick string course below first floor windows and without tripartite windows. Only No. 72 has retained small paned windows, all others have modern casement windows.



*Prominent tiled gables on Nos. 59-67 Sundew Avenue.*

5.145 Orwell, Wengham and Hayter Close is a four storey development comprised of three, 4 storey, stock brick blocks with pantile, hipped roofs set around a courtyard. The only decoration is a brick string course under the 3<sup>rd</sup> floor windows. All windows are uniform and have small panes.

5.146 Around the junction with The Curve there are 4 terraces of houses with the end houses canted inwards. These are red brick with pantiled roofs with a brick string course below first floor windows and individual entrances with canopies. The centre of the terrace has an arch to the rear alley but 3 of these are blocked off. Houses each side of the access arch have a canted window bay at ground floor level. Only No. 36 has lost its multi-paned windows. The terraces form the backdrop for lawns at each corner of the junction and the layout creates a distinct space within the estate. Unfortunately, the soft landscaping is minimal and there is only one large tree in the lawn outside No 33. More imaginative tree and shrub planting could enhance the enclosure and attractiveness of the space.



*Corner lawn feature outside Nos. 41-47 (odd) Sundew Road at the junction with The Curve.*

## **Sundew Close**

5.147 These appear to be 2 modern houses built of stock bricks with gabled roofs in a style similar to the original estate.

## **Steventon Road**

5.148 Nos. 1-39 (odd) are paired, wide, semi-detached houses of stock brick with red brick details on the corners and tiled roofs. Each house has a recessed wing and a paired full height bay with hipped roof above. They have full height canted windows set under the gable eaves and clay tiles between the ground and first floor bay windows. Most have modern windows and few have small pane glazing bars. Entrances are recessed within the first floor porch. Gardens are wide and many incorporate car parking and a substantial amount of soft landscaping.

5.149 Nos. 43-49 (odd) and 51-57 (odd) are two short terraces of stock brick houses with red brick dressings on bay corners. Nos. 43-49 (odd) have tile roofs and Nos. 51-57 (odd) have pantiles. The ends of each terrace are marked by full height bays with gable roofs. At ground floor level these bays have small canted window bays. End houses have individual entrances on the flank returns with small canopies above them. At the centre of each terrace there is a shallow, projecting, full height bay containing a centred oriel window at first floor level with a red brick surround. There has been some loss of small panes in the fenestration. No. 41 which is splayed at the entrance to Sundew Avenue and paired with No. 2, has double gable ends onto Steventon Road.





*Oriel window over entrance bay in Steventon Road.*

## **Tamarisk Square**

5.150 These are largely flat fronted, red brick houses with pantile roofs and a brick string course below the first floor windows. The only articulation comes from double height paired bays with hipped gable roofs on some of the houses. The corners of the terrace and bays have a full height brick detail. The arched walkway to Hilary Road remains as an open public route from the north west side of the square.



*Shallow front gardens in Tamarisk Square*



5.151 Houses have very shallow front gardens and the communal areas are grassed. Arched entrances to houses are unusually lined with clay tiles. Many front gardens have no boundary or landscaping and the communal lawns only contain very young trees. A landscaping scheme for the lawns and restoration of hedges and shrubs to front gardens could greatly enhance the attractiveness and enclosure of the square.

### **The Curve**

5.152 Nos.1-15 (odd) are flat fronted with individual entrances with canopies. Some however, project forward from the building line and have gable roofs with centralised windows in the gable. All have retained their multi-paned windows and hedges.

5.153 Nos.17-23 (odd), 25-39 (odd) (all stock brick) and 36-46 (even) (red brick) are in the flat fronted style with paired entrances set within arched porches. Many of the houses at Nos. 7-39 (odd) still retain mullions to ground floor windows although these are UPVC and only No. 19 has the original timber mullions and windows.



*Typical flat fronted houses in The Curve.*



*Original timber sash windows at No.19. The mullions are more slender than modern Upvc replacements.*

5.154 Nos. 2-6 (even), 12-18 (even), 24-28 (even) and 30-34 (even) are red brick houses with tile roofs and the end houses project forward with hipped gabled roofs. There are three small oriel windows at first floor level. Each house has an individual entrance with a canopy above. No.14 has a modern porch. Most have retained hedges but there are a few hard standings.

5.155 Nos. 8-10 (even) and 20-22 (even) are paired, red brick houses that are set forward of neighbouring terraces. The ends of the terrace have hipped gable roofs. The central section of the pair is a single storey with the pitched roof rising above it. The effect is to emphasise the ends and to frame the central section, entrances are individual with canopies and set within the flank return walls.





*Nos. 20-22 (even) The Curve.  
Multi-paned windows are missing at No. 22.*

5.156 Nos. 36-46 (even) are red brick, tiled roof flat fronted houses with a continuous string course below the first floor windows. Entrances are individual with canopies. Unfortunately, there has been some loss of multi-paned windows and hedges and some unsympathetic modern porches have been built.

### **The Phoenix Academy Campus**

5.157 Although the Phoenix Academy Campus site is located within the Conservation Area, some of the buildings on the main school campus are tired and plain in appearance and have little architectural or historical merit. The buildings have a poor street presence and do not make any particular contribution to the appearance of the Conservation Area. The site, initially forming two separate schools, comprises a cluster of post-war buildings grouped around a hard play courtyard area, with various separate buildings and areas of soft landscaping around the edges of the site. The main teaching block is the West Wing which is a 1950s/1970s part three, part four storey building to the west and south of the hard play courtyard. The Main Hall and East Wing located to the north and east of the hard play courtyard comprise a 1950s part two storey, part single storey block. The Hall has some character and architectural interest in its facade. The Reddaway Block, located to the south-east corner of the hard play courtyard is four storeys in height and has been refurbished. The distinctive form and colours of the recently completed Sixth Form Centre lifts the appearance of the site but would benefit from the relocation of the car park. A replacement school keeper's house was built fronting The Curve at the same time as the Sixth Form Centre. The Phoenix Fitness Centre and Janet Adegoke Swimming

Pool on the east of the site have recently been completed. The opportunity should be taken to provide a more active frontage to the site, create a legible entrance and welcoming reception area and improve visual and physical linkages to the potentially expanded area of the campus and surrounding area.



*The Main Hall is visible between more modern buildings on the Phoenix Academy Campus.*

5.158 Cambridge School makes a positive contribution to the character of the Conservation Area. It was opened in 1931 by the former London County Council (LCC) as Wormholt Estate Central School later changing its name to North Hammersmith Central School. It forms one of the original public buildings on the Wormholt Estate. Built in red brick with clay tiles, timber windows divided into multiple panes and hipped roofs it evokes the cottage image so typical of Wormholt Estate, the conservation area and the garden suburb movement in general. Originally the north elevation had veranda corridors, now enclosed. Now occupied by Cambridge School, it was formerly the Bryony Centre, an adult education centre.

5.159 There are views of Cambridge School from three different vantage points in the surrounding streets (see chapter 7 - Key Views). Given the historic and architectural importance of the Bryony Centre and its positive contribution to the surrounding area, these views of the retained building from the street scene should be retained so as to preserve the character of the conservation area.

5.160 The Council adopted a planning brief for the educational campus in June 2009 "Phoenix School Campus incorporating the Bryony Centre" which is available on the Council's website [www.lbhf.gov.uk](http://www.lbhf.gov.uk)



## Viola Square

5.161 The square is enclosed by three terraces containing 4 red brick and tiled roof houses in each terrace. The terraces on the right and left sides of the lawns are terminated by paired gables whilst the central part of each terrace is single storey with entrances set under the eaves. The passageway to the rear of the premises has been in filled to provide residential accommodation with a window.



*Entrance set under the eaves. Viola Square.*

## Wallflower Street

5.162 Nos. 1-7 (odd) is a red brick terrace with pantile roofs where the end houses are set forward with centralised windows at first floor level and gables. Entrances are individual with canopies.

5.163 Nos. 2-8 (even) is a red brick terrace with tiled roof. The houses have paired gables and the central section of the terrace is only one storey so that middle houses have entrances set under the deep eaves. End houses have individual entrances with canopies.

5.164 Nos. 9-23 (odd) and 10-20 (even) are red brick houses with a distinct style not found elsewhere on the estate comprised of short 2 and 3 house terraces. The end houses have prominent double height bays with centralised windows at first floor level and gable roofs. A distinguishing feature is the small dormers which project from the pantile roofs on the side of the gables. These have small windows with small panes. Houses have individual arched porches with key stones.





*Small dormer projecting from behind the pantiled roof gable. Wallflower Street.*

5.165 Unfortunately several front gardens have been adapted for car parking on this street and have lost their hedges in the process.

### **Wormholt Park**

5.166 The park retains its original path layout and some play and sports facilities and many mature trees. Enhancements have been implemented following the production of plans initiated by the Friends of Wormholt Park. The park, its landscape and planting makes a positive contribution to the character and appearance of the conservation area.



*A view of the west façade of The Bloom building  
(Cranston Court, 56 Bloemfontein Road) across Wormholt Park.*

## **Wormholt Road**

5.167 Nos. 82-104 (even) are attractive Edwardian houses, predating the construction of the Wormholt Estate. The houses are terraced or semi-detached with slate roofs and full height, canted window bays with gables above. Window surrounds and architraves around the entrances are stucco (patterned around the entrances). A continuous, full width cornice runs across each façade above ground floor level. Entrances are wide and recessed within porches and many original timber patterned doors remain intact. Windows are timber sash. Front gardens are generous and some contain original pattern tessellated tiles.



*Original door and tessellated tiles on path. Wormholt Road.*

5.168 Nos. 91-97 (odd) (tiled roofs) and 106-112 (even) (pantiled roofs) are two storey houses typical of the Wormholt Estate and are red brick and are mainly flat fronted with a brick string course below the first floor windows. Entrances are either paired and set within arched porches or are individual with small canopies. Two properties have unsympathetic modern front porches.

### **Yew Tree Road**

5.169 Nos. 1-11 (odd), 2-12 (even), 37-41 (odd) and 38-42 (even) are short, red brick terraces of 3 houses with tiled roofs and a brick string course under first floor windows. Each short terrace has a full height bay with hipped gable roofs at one or both ends of the house and entrances are individual with canopies. Most houses have retained multi-paned windows. Front gardens are deep and there has been some loss of soft landscaping and front boundary treatment to create car parking spaces.

5.170 Nos. 14-36 (even) and 13-35 (odd) are set around lawns either side of Yew Tree Road which has the effect of creating a square. The houses are mainly flat fronted but in order to provide some articulation and interest, some houses have full height bays and gable roofs which are set out symmetrically around the square. Bays have centralised windows on both floors and arched soldier courses above first floor windows. The central houses along the long sides of the terrace have oriel windows at first floor level. Houses have individual entrances with canopies and most have retained small paned windows. Unfortunately, some pipework has been installed unsympathetically on a few facades. Those houses that front entirely onto the lawns only have shallow front gardens but many have intact hedges which helps to create a sense of enclosure around the square. There are also some mature trees in the square and several street trees which provide a green foil to the built form and assist with enclosure.



*Nos. 24 and 26 on the east side of Yew Tree Road.*





*West side of Yew Tree Road.*

5.171 Nos. 43-53 (odd) and 44-54 (even) are red brick houses with pantile roofs, set out in short terraces of 3 houses. Houses have a brick string course below first floor windows and a vertical pattern of recessed brick bands at the ends of the terraces and bays. The end houses have wide double height bays with hipped gable roofs and centralised windows on both floors. Nos. 44-54 (even) have individual entrances with canopies. Those on the west side have front and side arched porches of clay tiles with keystones.

5.172 At the junction with Hemlock Road there are four neat greens, surrounded by tall hedges which are a significant local landscape feature.

## **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 (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 its 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, Underground station, mansion block or shopping parade, 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', CABE 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 eaves lines in the townscape and are generally unacceptable for typical building 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 adhere to the section of the Planning Guidance Supplementary Planning Document on Housing Standards 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 Victorian and Edwardian houses 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. The front boundary treatments on the Old Oak and Wormholt Estates are notable for their cottage garden character and are typified by picket fences and/or hedges. 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 Basement and Lightwells design guidance 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 or 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 area's 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 Planning Guidance Supplementary Planning Document.

## **External Installations**

6.12 Any external installations, such as solar/PV panels, satellite dishes and antennae, must be integrated into the design of a building by installing these within the envelope of the building or in a discreet 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 should 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, cable 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. Many open spaces within the Borough's conservation areas are identified within the Council's Local Plan as Nature Conservation Areas or Metropolitan Open Spaces. Any development should be designed to ensure it is harmonious with the open space context, and views within and from the outside of open spaces should be given special consideration. Where sports pitches, playgrounds and associated lighting are appropriate and satisfy these policies, they must be carefully integrated within the original layout and landscape to minimise their visual intrusion and enhance their surroundings.

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 Streetscene 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 KEY VIEWS ANALYSIS

7.1 The analysis of the conservation area has identified 25 key views which are described in this chapter and shown on the map below:



*Key map showing views in and around the Old Oak & Wormholt Conservation Area.*

## **Key Views Descriptions**

### **View 1: The Bloom (Cranston Court), 56 Bloemfontein Road**



7.2 A striking modern building of significant scale with an eye catching colour scheme has become a local landmark. The viewpoint is from north and south along Bloemfontein Road.

### **View 2: Cambridge School from Bryony Road**



7.3 The view is from Bryony Road along the driveway leading to Cambridge School.



### **View 3: Cambridge School from Bryony Road**



7.4 The view is between the rear garden of No. 2 Erica Street and No. 41 Bryony Road and shows the hipped roof and fenestration of Cambridge School.

### **View 4: Cambridge School from Erica Street**



7.5 This glimpsed view is between the end of terrace houses, Nos. 12 & 14 Erica Street and shows the characteristic hipped roof of Cambridge School.



**View 5: Nos. 232-266 (even) Du Cane Road**



7.6 The view is into the crescent and gardens from a variety of positions on Du Cane Road approaching from the east and west.

**View 6: Nos. 107-133 (odd) Erconwald Street**



7.7 The view is from Wulfstan Street into the formally arranged and enclosed landscaped space in front of the houses.



### **View 7: ARK Conway Primary Academy, 60 Hemlock Road**



7.8 The viewpoint is from outside no.3 The Curve where the Grade II listed Ark Conway Primary Academy (former Wormholt Library) is on the west side of the street. From this position the cupola and the curved bay of the east elevation are clearly visible. The greens to its north and east have been annexed and a new 2 storey school building will rise and terminate the view behind the Listed building.

### **View 8: Hilary Road**



7.9 Views into the Y shaped junction of Hilary Road and Yew Tree Road. The terraces and mature trees create a well enclosed space.

**View 9: Nos. 75-113 (odd) Melitus Street**



7.10 The view is from Braybrook Street along Osmund Street to the focal point formed by the white rendered gable which is shared between Nos. 93 & 95 Melitus Road framed by attractive landscaping.

**View 10: Nos. 35-73 (odd) Melitus Street**



7.11 The view is from Melitus Street into the formally arranged and enclosed landscaped space in front of the houses.



**View 11: Nos. 170-212 (even) Old Oak Common Lane**



7.12 The view is from Old Oak Common Lane into the formally arranged and enclosed landscaped space in front of the houses.

**View 12: Sundew Avenue**



7.13 Views along the length of the street from both ends. Notable for tree enclosure and the formal arrangement of lawns and landscaping around junctions.



### **View 13: Tamarisk Square**



7.14 The view is from Hemlock Road looking north-west into Tamarisk Square, focusing on the shared hipped gable. A view through the shared passageway under the gable is glimpsed towards Hilary Road.

### **View 14: Wormwood Scrubs Prison from Braybrook Street**



7.15 There is a sequential view along Braybrook Street of the Grade II listed cell blocks at Wormwood Scrubs Prison which lies just outside of the conservation area. The gable, towers and roof at the north side of the west wing are prominent in these views.

**View 15: Wormwood Scrubs Prison from Du Cane Road**



7.16 The view is from the junction of Wulfstan Street and Du Cane Road towards the Grade II listed cell blocks at Wormwood Scrubs Prison. The gable and towers of the south side of the west wing are prominent in this view.

**View 16: Nos. 29-51 (odd) Wulfstan Street**



7.17 The view is from Wulfstan Street into the formally arranged and enclosed landscaped space in front of the houses.



**View 17: Nos. 52-90 (odd) Wulfstan Street**



7.18 The view is from Wulfstan Street into the formally arranged and enclosed landscaped space.

**View 18: Nos. 136-174 (even) Wulfstan Street**



7.19 The view is from Wulfstan Street into the formally arranged and enclosed landscaped space.



**View 19: Nos. 176-214 (even) Wulfstan Street**



7.20 The view is from Wulfstan Street into the formally arranged and enclosed landscaped space.

**View 20: Nos. 159-197 (odd) Wulfstan Street**



7.21 The view is from Wulfstan Street into the formally arranged and enclosed landscaped space.



## View 21: Yew Tree Road



7.22 The views are from outside Nos. 9 & 11 looking north-west and from outside No. 27 & 36 looking south-west, of the formal arrangement of lawns enclosed by the terraces at Nos. 13-33 (odd) and 14-36 (even).

## View 22: Nos. 74-80 (even) Old Oak Road & No. 1 Westway



7.23 The views are from points west and south around the junction of Westway and Old Oak Common Lane. The arrangement of this terrace around the corner of two major roads, its distinctive Mock Tudor gables and steep roof, chimney stacks and dormers make this a landmark at a main entry point to the Conservation Area.



### **View 23: Old Oak Common Lane looking South**



7.24 The viewpoint is from opposite the terrace nos.118-148 Old Oak Common Lane and the similar terrace nos.117-139 which is outside of the conservation area in the London Borough of Ealing. The view is looking south along the street to the junction with Westway. It is linear and defined by the 2 storey houses with prominent chimneys and gardens lining the street and softened by the continuous row of mature trees in the grass verge on the west side of the street. The view is terminated by low rise buildings on Old Oak Road with the 7 storey Savoy Circus Student building on the left of the view with the 12 storey Burghley Tower behind them.

### **View 24: Erconwald Street North and South**

#### **View direction North**



### **View direction South**



7.25 The view is along the full length of Erconwald Street in both directions. The view is partially obscured by the central line tube bridge crossing the street but it is a continuous view below the bridge. The views are long, linear and strongly defined by short terraces of 2 storey houses with small gardens fronting the street. The linearity is reinforced and softened by continuous rows of street trees on both sides of the street. The view at the south-west end is terminated by the modernist façade of the Catholic Church of St.Aidan on Old Oak Common Lane which is outside of the conservation area in LB Ealing. The view at the north-east end is terminated by the trees and open grassland of Wormwood Scrubs with open sky above.

### **View 25: Wulfstan Street north and south**

#### **View direction North**





## View direction South



7.26 The view is along the full length of Wulfston Street in both directions. This is a long, linear view with strongly defined edges comprised of 2 storey terraced houses and front gardens and reinforced and softened by consistent rows of mature pollarded street trees on both sides of the street. The view at the north-west end of the street is terminated by a railway embankment, wall and trees with open sky above. The view at the south-west end of the street is terminated by mature trees along a railway embankment.

## 8.0 STATUTORY LISTED BUILDINGS IN THE CONSERVATION AREA

Hemlock Road, W12

- Ark Conway Primary Academy (Former Wormholt Library and Infant Welfare Centre), No. 60; Grade II

## 9.0 BUILDINGS OF MERIT IN THE CONSERVATION AREA

There are no buildings within the Conservation Area on the Local Register of Buildings of Merit.

## 10.0 ARTICLE 4 DIRECTIONS IN THE CONSERVATION AREA

10.1 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*  
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*Development) (England) Order 2015* grants a general planning permission for some types of development, including some alterations to dwelling houses. Because even these simpler 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:

### **Wormholt and Old Oak No. 1 (29<sup>th</sup> June 1984)**

10.2 This Article 4 Direction restricts various works from being undertaken as permitted development, and planning permission will be required for the following where a capital letter is shown in brackets after the address in the list below:

#### **Article 4 Classes:**

- A. Alterations the roof, gables and dormers (including roof coverings) at the front of the property and the alteration of roof coverings at the rear thereof.
- B. The rendering or use of stone or other cladding on external walls.
- C. The painting of external walls.
- D. The enlargement, improvement, or other alterations of the dwelling house (including changes to fenestration and roof coverings).
- E. The erection or construction of a porch outside any external door at the front of the dwelling house.
- F. The construction, within the curtilage of the dwelling house, of a hard standing for vehicles for a purpose incidental to the enjoyment of the dwelling house.
- G. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic, or 2 metres in height in any other case, and the maintenance, improvement or other alteration of any gates, fences walls or other means of enclosure so long as such improvement or alteration does not increase the above the height appropriate for a new means of enclosure.
- H. The painting of rendered properties where the colour adopted is other than Light Green BS14C35.”

10.3 This Article 4 direction affects the following properties:

The Curve - Nos. 2-28 (even) (B, C, D, E, F, G)

Du Cane Road - Nos. 232-266 (even) (B, C, D, E, F, G)

Erconwald Street - Nos. 42-56 (even), 80-118 (even) (B, C, D, E, F, G)

Erconwald Street - Nos. 47-59 (odd), 83-137 (odd) (B, C, D, E, F, G)

Fitzneal Street - Nos. 1-43, 47-103 (odd) (B, C, D, E, F, G, H)

Fitzneal Street – Nos. 2-140 (even) (B, C, D, E, F, G)

Foliot Street – Nos. 5-35 (odd) (B, C, D, E, F, G)

Foliot Street – Nos. 4-48 (even) (B, C, D, E, F, G)

Hemlock Road – Nos. 1-31 (odd), 41-55 (odd) (B, C, D, E, F, G)

Hemlock Road – Nos. 2-24 (even), 36-50 (even) (B, C, D, E, F, G)

Henchman Street – Nos. 1-35 (odd) (B, C, D, E, F, G)

Henchman Street – Nos. 2-6 (even) (B, C, D, E, F, G)

Hilary Road – Nos. 17-31 (odd) (B, C, D, E, F, G)

Hilary Road – Nos. 18-40 (even) (B, C, D, E, F, G)

Sundew Avenue - Nos. 7-15 (odd), 27-47 (odd) (B, C, D, E, F, G)

Sundew Avenue – Nos. 10-18 (even), 30-50 (even) (B, C, D, E, F, G)

Tamerisk Square - Nos. 1-24 (consec.) (B, C, D, E, F, G)

Viola Square – Nos. 1-12 (consec.) (B, C, D, E, F, G)

Wallflower Street – Nos. 9-23 (odd) (B, C, D, E, F, G)

Wallflower Street – Nos. 10-20 (even) (B, C, D, E, F, G)

Wulfstan Street – Nos. 13-27 (odd), 29-51 (odd), 53-113 (odd), 115-153 (odd), 159-197 (odd) (A, B, C)

Wulfstan Street – Nos. 1-50 (even), 52-90 (even), 92-124 (even), 126-134 (even), 136-214 (even), 216-230 (even) (A, B, C)

Yew Tree Road – Nos. 1-53 (odd) (B, C, D, E, F, G)

Yew Tree Road – Nos. 2-54 (even) (B, C, D, E, F, G)

### **Wormholt and Old Oak No. 2 (8<sup>th</sup> December 1993)**

10.4 This Article 4 Direction restricts various works from being undertaken as permitted development and planning permission will be required for the following works:

- Alteration to the front or side elevation of the dwelling house by removal or relocation of the main entrance door.
- Erection or construction of a porch outside any external door of the dwelling house.
- Painting of the exterior of any building or work.

10.5 This Article 4 Direction affects the following properties:

Hilary Road Nos. 39-43 (odd), Nos. 48 to 52 (even)

## 11.0 TREE PRESERVATION ORDERS

11.1 There are several protected trees in the Old Oak & Wormholt Conservation Area, the highest concentration of which are located within the sub-area of Westway environs. There are also a number of TPO trees within the Wormholt estate. Due to the life-cycle of trees as natural townscape elements, Tree Preservation Orders are often subject to change and are therefore kept under continual review by the Council. Further enquiries about Tree Preservation Orders should be directed to Hammersmith and Fulham's Urban Design and Conservation Team. All works to a tree within a Conservation Area will require prior notification be given to the Council under Section 211 of the Town and Country Planning Act 1990.

## 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.

**Apron:** Mainly rectangular projecting section of brickwork often found below a window.

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

**Barge board:** A board fixed 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.

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**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.

**Cornice:** Projecting horizontal moulding. There are many variations in design. Usually placed on the parapet, at the top of bays or on the entrance entablature.

**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.

**Façade:** The face or elevation of a building.

**Fascia:** The wide board over a shop front.

**Finial:** The upper portion of a pinnacle, bench end or other architectural feature.

**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 Gibbs (1682 – 1754).

**Glazing bar:** A thin rebated wood b& 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.

**Hipped roof:** A roof which is sloped at its ends as well as on the sides.

**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 semi-circular. 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. Also the gault brick can be found in parts of Hammersmith and Fulham.

**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.

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