

stone paving remains. The brick piers and iron gates leading off the road into the park are good features which should be retained.

C Fulham High Street and Putney Bridge Approach

5.33 This sub-area is an important intersection of Fulham High Street, New Kings Road and Putney Bridge Approach representing the built up area on the southern boundary of the conservation area. Containing a variety of properties the majority are small scale and together form the townscape as you walk towards Fulham Palace Road from Putney Bridge. Buildings generally address the street abutting directly onto it.

5.34 Church Gate (Church Row) seems always to have been a semi-private way, which on Sundays, since 1656, was barred at the Church bridge to prevent vehicular traffic from disturbing the congregation at church ¹¹. Nos. 5 and 6 (Grade II) are an early pair of 18th century houses. No. 6 has retained a good iron gate. These houses were originally part of a terrace, Nos. 1-6, and were set back a little with small forecourts. The low terrace continues into Steeple Close which was designed by J. de Segrays circa 1965 ¹².

5.35 To the west of Church Gate are the Sir William Powell's Almshouses (Grade II) ¹³. Towards the Churchyard there is a turret with an outer staircase, which is picturesque and heavy-handed. The building contains sentimental little

figures: sculptured heads of Faith, Hope and Charity and full length figures of Miriam, Anna, Deborah, Dorcas, Ruth and St. Mary.

5.36 At the corner of Church Gate and Fulham High Street is the former Temperance Billiard Hall, (BOM), 1909, with a large barrel roof, art nouveau glass in its shallow bowed windows, and a corner entrance with a dome and glazed tiles. This is now a P.H.

5.37 Other buildings of merit within the vicinity are the Pavilion buildings of the T.A. centre, which at the beginning of this century, were the Drill Hall and Riding School (1912). The front elevation, of two storeys has a formal design with two wings flanking a driveway which abuts directly onto the street.

5.38 In between these two buildings of merit is a rather poor garage with the forecourt inappropriately opening the street space. Just north of the Pavilion buildings is the Wharf Study Centre, another poor building, set back from the road.

5.39 Parkview Court is a dominant element in the townscape and of a markedly greater scale than the other properties on this side of the road. With retail on the ground floor it forms a strong edge to the street. Behind this is All Saints Hall with the vicarage set further south.



William Powell's Almshouses - listed Grade II



The Kings Head PH - listed Grade II

5.40 At the northern end of this sub-area is the King's Head P.H. (Grade II), 1906. This is a dominant building with a lively asymmetrical composition. It has a conical turret with a romantic steep cap and plenty of buff terracotta, so popular in Fulham at the turn of the century.

6 BROAD DESIGN GUIDELINES

6.1 The previous section described the character of the conservation area looking at individual buildings, groups of buildings and the general townscape. This section identifies key components which define the character, or those which affect it, suggesting broad design guidelines to deal with each one.

6.2 Piecemeal changes to individual properties, when considered cumulatively, can have a severely negative affect on the special character and appearance of an area. The following section outlines factors the council considers to be important in preserving the character of an area through encouraging good practice. Not all the alterations and works listed below require planning permission or conservation area consent. *(This is set out in a general leaflet for this conservation area which residents of the conservation area should have received through their door. Alternatively it is available from this council at the address on page 1).*

6.3 In respect of the highway and its infrastructure the constraints on local government expenditure and the duty to maintain a safe surface means that priority cannot be given to providing historical materials or upgrading or altering street furniture.

6.4 The balance of uses within a conservation area are important in defining its character particularly if they reflect the historic development of the area.

6.5 The three sub-areas have dominant land uses which are key in defining their character. Residential in the northern part, Metropolitan

Open Space in the central part and mixed use in the southern part. This pattern should remain.

6.6 Within sub-areas A and C the common problem affecting the quality of the spaces between buildings stem from traffic and car parking. Fulham High Street and Putney Bridge Approach are particularly busy roads.

Alterations to Buildings

6.7 The character of sub-area A is derived from the uniform appearance and form of the Victorian properties. Alterations to buildings can have a particularly damaging effect on this destroying the homogeneity. The massing and rhythm of the buildings within a street is a key element in defining its character. Extensions and alterations to properties should not visibly affect their scale, rhythm and massing when seen from the street or any public space and should not be excessive additions to properties.

6.8 Article 4 directions have already been imposed on specific areas. Planning authorities have been given additional powers to withdraw certain "permitted development rights" without the need for central government's approval. These controls apply to "key architectural features" and extensions to properties in conservation areas. Consideration should be given in due course to the need for these additional powers within the conservation area.

6.9 The buildings in sub-area A of the conservation area have experienced a considerable amount of roof and rear extensions. In a number of cases however these have been insensitively designed. The rear extensions are easily visible in the terrace/garden, garden/terrace layout, especially from Woodlawn Road which bisects sub-area A of the conservation area. Similarly some roof extensions bear little relation to the rest of the buildings.

Roof Extensions

6.10 Front roof extensions are generally considered unacceptable and will only be considered if the property is within a terrace which has been significantly impaired by front roof extensions.

6.11 The design of any rear roof extension should be sympathetic to the character of the conservation area. Where they are visible from the street, including long views, then particular attention will need to be paid to their appearance. In some cases, high visibility of the rear roof of properties may prohibit a roof extension where it would have a detrimental affect on the character of the conservation area.

6.12 Where traditional materials remain in place repairs or alterations to roofs and dormer windows should use traditional materials, i.e. slate, lead and timber. The reinstatement of traditional materials to roofs is encouraged whenever the opportunity arises.

6.13 Existing rooflines should not be disturbed. Original features such as decorative ridge roof tiles, finials, cast iron gutters and down pipes, original roofing materials and their pattern should all be retained.

6.14 Chimney stacks which are visible from the street or public spaces should be kept. Original chimney pots should not be removed.

6.15 Modern additions such as satellite dishes, T.V. aerials, rooflights and vents should be as inconspicuous as possible. Enclosed water tanks on roofs should be avoided.

Rear Extensions

6.16 The design and materials of rear extensions should be in keeping with the existing property and all planning standards in the Unitary Development Plan should normally be met. When they require planning permission rear extensions will be considered on their own individual merit.

6.17 Rear building lines should respect and take into account the value of rear gardens.

Brickwork, render and painting

6.18 Properties should be retained in their original condition if they are not already rendered or painted.

6.19 Existing brick elevations including chimney stacks should be properly maintained and appropriate repointing undertaken where necessary. If a property has been painted advice should be sought from the council regarding whether the paint can be safely removed or the property should be repainted a brick colour to match the colour of the original brick.

6.20 On properties which are already rendered or have stucco mouldings these should preferably be left in their original state and specialist advice should be sought where re-rendering or repairs are necessary. On properties where render or stucco is painted, it should be repainted an appropriate colour (or colours) i.e. white, pale or pastel shades rather than vivid colours.

Windows and original features

6.21 Original architectural features such as wooden sash windows, panelled doors, decorative stucco, moulded window surrounds, door cases and historic shopfronts should be maintained and repaired wherever possible. Where renewal is unavoidable or features are missing, owners are encouraged to reinstate these with traditional or matching designs.

6.22 All original features should ideally be kept. If their loss is unavoidable they should be replaced with exact replicas.

6.23 Properties with poor replacement windows should change them for those of a more appropriate design when an opportunity arises.

Other Additions

6.24 Alarm boxes should be located away from important architectural detail so as to minimise

their affect on the townscape quality of an area and the appearance of the building on which they are located.

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

6.26 Further detailed guidelines may be helpful in ensuring that they do not have a negative impact upon the character of the conservation area.

Setting of the conservation area

6.27 The setting of a conservation area is important in defining its character and appearance. Any development or alterations to properties affecting the setting of the conservation area should take full account of the character and appearance of the conservation area, and should preserve or enhance it, as described in the profile.

Landmarks

6.28 All Saints Church, and Putney Bridge are clearly landmark features. Due to the dense mature trees on the river frontage, everything within the main body of Bishops Park is concealed, such as Fulham Palace.

Views

6.29 Great care is required so as not to block, or have an impact on, key views by intervening or inappropriate development. The existence and importance of these views should help determine the permitted heights of new buildings in the conservation area.

6.30 The green edge to the river formed by Bishops Park Recreation Ground is important in panoramic views. Views within the park of Fulham Palace and All Saints Church are also important. The open feeling of the unbuilt edge of the conservation area is heightened by views of both the low scale development on the south bank (Putney side) of the river and the foreshore.

Building line

6.31 The frontages on either side of a street define an enclosed space which is in a critical relationship to the scale of the buildings. This relationship has sometimes been lost by redevelopment breaking the rhythm of the elevations and spaces. Any new development in the future should respect the dominant building line within a street and the general rhythm of the facades, conforming to the height and alignment of the existing frontage.

6.32 There is a definite pattern of fronts and backs throughout the conservation area with properties fronting onto the street or public space. The building line at the rear of a building can also be important as can its relationship with gardens. This should be maintained as much as possible throughout the conservation area.

6.33 The properties in the southern part of the conservation area generally abut directly onto the road giving a hard edge to the street.

Boundary Treatment

6.34 There is a mix of boundary treatments with a variety of low brick walls, hedges and railings, or a combination of these. The hedge planting and greenery in many of the front gardens is important in softening the street space. The railings around Bishops Park are important in defining its character and should be maintained.

6.35 Unfortunately, some properties have no boundary definition. This spoils the rhythm and enclosure of the street. Ideally a low brick wall of appropriate and sympathetic design and materials should be constructed.

6.36 Permission should not be granted for alterations or removal of original or traditional front walls and railings and their footings. Owners should be encouraged to maintain railings in good repair, and to reinstate traditional and appropriate designs where they are missing in a design matching the original where it is known. Where gates are required, these should match the railings.

6.37 In streets and terraces with traditional railings, dustbin or meter enclosures should not detract from the appearance of the area.

6.38 The excavation of front gardens to provide windows to basements or increase the light to basements should not be permitted in areas where the planting of the front gardens is an integral part of the design of the street or terrace and the extent of the excavations would negatively impact upon this. They may be acceptable if they are sensitively designed and proportioned.

Landscape and floorscape

6.39 It is not only an area's buildings but also the spaces between them which are important to the character of an area. It is important that the roads and pavements form a neutral backcloth to the buildings within the conservation area.

6.40 Footpaths should be of uniform materials, ideally traditional, which are visually distinguishable from the road surface (which should ideally be black, unless original cobbles or setts exist) and visually subordinate within the townscape providing a coherent character throughout the conservation area. All original granite kerb stones and areas of historic stone paving should be kept if practicable where they form part of a significant composite scheme. New paving should be rectangular, not square, and if not york stone should at least be of the same colour.

6.41 Tactile surfaces are not always appropriate in conservation areas. Where they are absolutely necessary (e.g. at controlled crossings such as zebra and pelican) they need to be of contrasting colour for safety reasons. However we will not install them anywhere else.

6.42 Any highway management scheme should be of sympathetic materials which relate to their surroundings and are properly 'joined' to the surrounding footpaths/roads and take into account where practical English Heritage's guidelines for conservation areas.

Open Spaces

6.43 The main character of the conservation area is derived from the open spaces in its centre. All areas of Metropolitan Open Land should be retained and a management plan prepared for the future landscaping of the areas.

Trees

6.44 Significant mature street trees and private trees of value to the townscape have been indicated. However all trees in a conservation area, including those in rear gardens, are protected. Owners should be urged to look after trees on their land and plant new trees in order to ensure a continuing stock of mature trees for future generations.

6.45 If resources become available in the future planting more street trees could be considered in sub-area A of the conservation area where underground services allow, particularly in Cloncurry Street and Finlay Street.

6.46 A programme of planting should be initiated where appropriate to ensure there is new stock to replace existing trees in the future.

Street furniture

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

6.48 A number of historic cast iron bollards survive. These must be retained in situ. All other existing concrete or metal bollards should be reviewed, and if they are still required replaced with the traditional cast iron bollards.

6.49 If the opportunity arises the number of street signs should be reviewed with a view to reducing the number of columns by fixing signs to lamp posts etc. New signs should be sensitively located and maximise the use of existing columns or fixtures.