

reached by a flight of steps. The facades have been painted although there are very few other alterations. These are important in the setting of Linden House.



Linden House

**5.40** Linden House (listed Grade II) <sup>16</sup>, the headquarters of the London Corinthian Sailing Club, dates from the early 18th century. Built in brown brick with red gauged arches to the windows and a pediment above the central entrance door, it is an important highlight along this stretch of the river. There is a private forecourt/car park divided by railings from the public riverfront space. The forecourt contains three important trees.

**5.41** To the north of Linden House are maisonettes above garages in Mylne Close designed by the Borough Architect's Department in 1962. Immediately adjoining the western flank elevation of Linden House there is a modern facade. It is two storeys, curved on plan with continuous window bands, and supported on two columns above a set-back ground floor. The low pitch slate roof also follows the curve and contains an inset dormer window. Overall, the effect is successful in terms of proportion and materials, and provides a useful visual end stop without detracting from the listed building. The relationship with the maisonettes to the east is less successful though they are set further away from Linden House.

**5.42** The public space in front of the listed building is somewhat uninteresting, being a

relatively featureless expanse of paving with standard street furniture and lighting and a Ginkgo biloba tree. However, there is an elevated signalling box for starting yacht races. This is an interesting riverfront feature.

### **C Upper Mall from Linden House to Furnival Gardens**

**5.43** The signalling box marks the beginning of the Upper Mall proper, the riverside walk that extends up to and beyond Hammersmith Bridge. From the public space the riverside walk becomes narrower and shares its route with the road. It is bordered by a strong built frontage facing the river. Many of the properties have important historic associations.

**5.44** Weltje Road, and the two short terraces facing the riverfront, are a late Victorian development, consisting of three storey houses with two storey front bays. Nos 42- 58 (even) Upper Mall are BOM's. Front doors are paired, with porches and slightly projecting first floor bays containing paired windows. All in all, these form a robust urban frontage with a strong roofline. There have been few alterations to the frontages which retain a strong sense of unity. There have been some front roof extensions on the properties facing the river but these do not disturb the overall uniformity of the terrace. All except one of the terraces facing the river, No. 52 Upper Mall, have been painted. No. 52 reveals that they have fine bath stone surrounds to all the windows and doors.

**5.45** Weltje Road is the first road to give long views from the northern boundary of the conservation area to the river space. The two end terraced houses (facing the river) frame a view of the buildings on the other riverbank. The view north is closed by the angled facade of the terrace in the northern part of Weltje Road. The trees at the northern end soften the townscape and help shield views of the Great West Road with low walls, railings and hedges defining the boundaries of the front gardens.

**5.46** The riverfront between Weltje and Rivercourt Roads is an attractive mixture of buildings of different periods and styles. The large red brick building of Latymer Upper School is partly visible, but does not detract from this grouping. River Court House, No. 36 (listed Grade II)<sup>17</sup> dates from 1808 and is now part of Latymer School. However the 1960's Boat House, though of an appropriate scale, is a rather weak element in the townscape with the window bands giving a strong horizontal rhythm, not in keeping with the general character of this part of the conservation area. Nos 38 & 40 and 30 & 32 Upper Mall are BOM's.

**5.47** The northern part of this block is bounded by the high brick wall of Latymer School forming a hard edge to Rivercourt Road though trees are evident behind it. The eastern side comprises of a variety of Victorian villas, each retaining many of its original features. Their front gardens are bounded by brick walls and high hedges with numerous trees and shrubs. The overall effect is a relatively soft green edge, of suburban character. There are open views at both ends of the street with Rivercourt Methodist Church spire to the north and a mature tree and the river to the south.



*Rivercourt House beyond the curved bastions.*

**5.48** Opposite Rivercourt Road the riverfront widens out at the two curved bastions dating from c.1650<sup>18</sup> (River wall between Nos. 20 and 36 listed Grade II). These give the opportunity for interesting views both up and downstream. However, due to the dual function of this stretch as both vehicular road accessing the houses and

riverfront walk this stretch inevitably tends to be dominated by cars, and has an asphalt road surface with standard street furniture.

**5.49** The line of houses from Weltje Road to Furnival Gardens form a strong built frontage onto the riverfront facing the river with gables and projecting bays providing incident and interest in the townscape. The character is derived from the uniformity in materials (brick), the different colours giving richness, and white window frames picking out and unifying the fenestration rhythms.

**5.50** Beyond Rivercourt Road is an extremely interesting and attractive group of buildings, enhanced by the narrow footpath that skirts to the north of the Dove Public House and away from the riverfront.

**5.51** The coachhouse is a small two storey building at the western side of this group of properties, adjoining Kelmscott House, with an interesting "dutch style" gable. This was the home of Dame Athene Seyler and is now occupied by the William Morris Society.

**5.52** Kelmscott House<sup>19</sup> dating from c 1785 is listed Grade II\* and is a three storey House with a bowed addition of c1800. This adjoins Nos. 22 and 24 (both listed Grade II) which are set back from the footpath behind attractive front gardens, No. 24 having a combination of York stone paving interspersed with soft landscaping and bounded by railings<sup>20</sup>. The front walls and railings form an important element in enclosing the space. No. 20 closes the sequence projecting forward its front garden wall to define the line of the footpath.

**5.53** The flank wall of No. 21 closes the view east capturing the space in front and seemingly blocking the path along the riverfront. The path, which curves subtly to the left, is paved with York stone slabs and is visually articulated by the hanging pub sign about half way along its length.

**5.54** The Dove P.H. (listed Grade II) dates to 1790 and forms part of a group of historic

properties facing the riverfront <sup>21</sup>. Nos. 13 and 15 are the former Doves Bindery (listed Grade II) <sup>22</sup> where the Doves Press operated and Cobden Sanderson lived, No 17 is listed Grade II. The picturesque narrowness of the passageway space which opens out dramatically into Furnival Gardens to the east, and reveals impressive river bank views to the west, is a key element in the townscape.

**5.55** There is an iron bollard at the eastern end where the path opens into the space of Furnival Gardens. On the northern side of the footpath is Sussex House c 1726 (listed Grade II\*) <sup>23</sup>. The garden wall with fence and hedge tightly define the space of the footpath. There is a mixed group of mature trees evident behind a high wall to the rear of this property, sheltering the back of the properties in the Upper Mall and helping to capture the space within Furnival Gardens.



*View into passageway from Furnival Gardens*

## **D Furnival Gardens**

**5.56** Furnival gardens, a large open space, separates Lower Mall from Upper Mall <sup>24</sup>, at the narrowest part of the conservation area. Both the Thames and the Great West Road can be seen (and heard) from the centre of the open space. A recent feature, it was laid out in 1951 following the destruction by war-time bombing of the former dense and "picturesque" development of one of the oldest parts of historic Hammersmith known as Little Wapping. All that is visible of the former Creek is the outfall to the River. There was, until recently, a bronze plaque marking this point.

**5.57** There are good views along the Thames in both directions with Hammersmith Bridge evident to the east. Viewed from the river, the frontage is dominated by the south flank of Hammersmith Town Hall and the four storey block of flats (Riverside Gardens) on the north side of the Great West Road, which help frame the space to the north.



*Furnival Gardens, a riverside open space*

**5.58** There are recreational and residential boats moored at this point providing interest and activity at the water's edge and strengthening links with the river. At present these are at the correct balance without overwhelming the river and blocking views of the river and riverscape. At the southwestern corner of Furnival Gardens a pier was constructed for river steamers. This was constructed by Hammersmith Council in 1951 to celebrate the Festival of Britain. The brow by which the pier is approached aligns with the central axis of the Town Hall.

**5.59** The river walk, which becomes the Lower Mall at this point, is a wide area of paving with "period" style lamp standards, and regularly spaced seats set on slightly raised concrete plinths.

**5.60** Westcott Lodge and the houses in Mall Road mark the eastern edge of this open space. Seen from Furnival Gardens the rear of Westcott Lodge and Nos. 52-62 (even) Mall Road are partly concealed by walls and planting. However, the frontage of Mall Villas is clearly visible with a regular roofline, white painted window surrounds and string courses providing a uniform backdrop

with the majority of original windows remaining. Views of the backs of the southern part of Mall Terrace are important.

## **E Lower Mall**

**5.61** The character of the river walk in this part of the conservation area derives from a strong built river frontage of high townscape value leading to Hammersmith Bridge. To the north is an attractive small enclave of late Victorian houses which derives its character from the scale, materials and detailing of the properties.

**5.62** Mall Road, Rutland Grove and Bridge View contain two storey terraces and semi-detached villas of a similar period and style e.g. gault or yellow brick, single storey front bays of robust detailing, with window surrounds and porches typical of late Victorian speculative development. On the east side of Bridge View there are three semi-detached villas in yellow brick with red brick window arches. The houses on Bridge View are noted as local buildings of merit. The groups of terraces have retained a strong uniform appearance through the preservation of their original features and form which is important in defining the character of the area.

**5.63** The streets also benefit visually from the presence of mature Plane trees. The front gardens, especially the boundary walls and railings, are an important feature of the streetscene and it is vital to maintain these sensitively. They emphasise the regular building line and layout of the properties and define the street space.

**5.64** Rutland Grove has a harder character than the other streets due to the high rear walls of the plots facing the river on the southern side (some of which appear to be contemporary with Kent House). These are important in enclosing, and providing a hard edge to the street space. Boundaries are defined elsewhere by the low walls and railings of the fronts of residential properties. There has been some more recent infill and this has respected the scale of the street.

**5.65** Returning to Lower Mall, there is a mixed group of buildings between Westcott Lodge and Mall Road. No. 22 Lower Mall (listed Grade II)<sup>25</sup> is set further back and has been divided into an impressive pair of semi-detached Georgian houses, Westcott Lodge and Eastcott Lodge<sup>26</sup>.

**5.66** No. 20 is a small building of two storeys. The Furnival sculling club is a simple, well proportioned building in yellow brick with red arches and band courses, with the large doors at ground floor painted a dark green colour. Adjoining this is a modern infill block of flats of an appropriate scale and materials.



*The river walk at Lower Mall*

**5.67** The core of this part of the conservation area is the group of listed buildings on the riverfront between Mall Road and Hammersmith Bridge Road. The Rutland public house and Auriol and Kensington Rowing Club (Nos. 14 and 15) are both buildings of local merit. They are distinguished by the iron balcony, which follows around the P.H. into Mall Road at first floor level, with decorative iron brackets. The balcony continues across the facade of the Blue Anchor public house. The riverfront walkway is wide enough to accommodate outdoor seating for the public house and is popular in good weather.

**5.68** The remainder of Lower Mall, as far as Hammersmith Bridge, provides one of the highlights of the whole conservation area. It is considered to be one of Hammersmith's best streets.