

the character of Parsons Green. These properties are listed Grade II.

**5.25** No. 40 New Kings Road is a modern redevelopment constructed in yellow brick, on a prominent corner site to the south east of the green. The building has little detail although it continues the strong building line, addressing Parsons Green and New Kings Road, and maintains the enclosure around Parsons Green.

**5.26** Leading east from the green are Nos. 26 to 38 New Kings Road. This is a three storey Victorian terrace with shops at ground level and residential accommodation above. The terrace retains its original character including many Victorian shop facades with their sign boards and blind boxes. The turret to No. 26 provides a delightful feature to this prominent corner site. A number of successful new shopfronts, complete with Victorian colour schemes, have recently been installed, notably Nos. 26 and 28. The shops complement those on the opposite side of the street.

**5.27** To the north the commercial use continues along Parsons Green Lane though the condition and character of the buildings changes. There is a range of light-industrial and commercial land uses including the Rose and Crown Public House, the Pen P.H. (formerly the Alma P.H.), and office accommodation. This is the main historic approach to the green from the north and the route to Parsons Green tube station.

**5.28** There are substantial three storey mid to late 19th century properties fronting Parsons Green Lane and ramshackle workshops away from the main road. Generally the buildings in this area have retained their original design features and proportions, and provide a strong building line along the street.

**5.29** Nos. 55 - 69 Parsons Green Lane were poor elements within the townscape and were recently demolished for redevelopment. The newly completed development has a traditional character reflected in its scale, form and detailing.

## **B Eel Brook Common and surrounding residential development**

**5.30** The open space along the New Kings Road from Parsons Green to Eel Brook Common and fronting Crondace Road forms a distinct and highly characteristic part of this sub-area and is of great visual significance to the Fulham townscape. Linear in shape it forms a very strong boundary to the designated area. Its historical origins are unclear.



*View north east of open space following New Kings Road. Giles Gilbert Scott GPO telephone kiosk in foreground (listed Grade II).*

**5.31** The gradual taper to the north-east/south-west axis of the common creates a perspective to the views either closing to the south-west towards Parsons Green, or opening to the north-east towards Eel Brook Common. From Parsons Green the vista along the New Kings Road opens out to reveal an avenue of London Plane trees flanking the open space. The Peterborough Estate, a separate conservation area on the south-east side of the New Kings Road (Studdridge Street), contributes significantly to the character of the sub-area.

**5.32** The grassed open area of this section of the Common is bounded by a combination of low chain-link, wire mesh and timber post and rail fences. The latter being the traditional form of fencing around this space. The remainder consists of the tarmac surface of the wide footway along the southern side. To the east this leads into Eel Brook Common on the other side of Favart Road. Any encroachment onto this space would have a detrimental effect on its character.



**5.33** Eel Brook Common is central to the character of the eastern end of the conservation area. This open space is bounded by Musgrave Crescent, New Kings Road, Favart Road and the District Railway. It is rectangular in shape and the largest of the open spaces in the conservation area and has a prominent location. The Common is a Nature Conservation Area and is designated an area of Local Importance in the Unitary Development Plan.

**5.34** There is a well defined built edge to much of the Common though it remains relatively open due to its size. The space is less contained to the north west by the District Railway Line with views of the railway and the backs of development beyond. Planting would help screen views of the Railway. Within the space of the Common trees are important in providing interest and helping to capture the space as well as marking out the pathways.

**5.35** Eel Brook Common is a public open space, maintained by the London Borough of Hammersmith and Fulham. The Common is primarily unbuilt on, although there are a number of enclosures within, including two equipped playgrounds, tennis courts, and a football practice pitch.

**5.36** The boundary to the Common is defined by mature and young trees. These green edges are important in softening views of the surrounding built form and enclosing the space around the boundary of the Common. The Common is bounded by low timber post and metal rail fencing and there are a number of other fencing materials used within the park to enclose the play areas. The sports areas are enclosed by high chain link fences.

**5.37** The open shelter at the western end of the Common is suffering from vandalism. The former public lavatory at the eastern corner of the common is a mock Tudor style brick and timber frame building. The former public lavatory at the northern corner is now a nursery school.

The electricity sub-station on the New Kings Road frontage is constructed of brick with a concrete slab roof and has some seating although this has been vandalised. This structure detracts from the character and appearance of the area.

**5.38** From New Kings Road there are distant views across the Common. Similarly, the view from the District Railway is a significant break from the monotony of tunnels and house backs. Within the Common distant views are generally restricted by the mature tree planting. Broxholme House at the eastern perimeter of the Common is a dominant building.



*View east across Eel Brook Common*

**5.39** The properties along Crondace Road and Favart Road are mostly three storeys, as are those along Harwood Road, providing hierarchy in the built form. This is also supported by the abrupt change in ground levels between Eel Brook Common and Musgrave Crescent, where the majority of the properties are three storeys, many with basements. The difference in ground level between the Common and Musgrave Crescent is an important topographical feature of the area and is thought to be the result of prehistoric earthwork.

**5.40** Two areas of predominantly residential development form the boundary to the north east and south west edges of Eel Brook Common. Their character is drawn together by the Common and the similarity in their plan form and building types. The enclosed street pattern provides a close grain of development with terraces broken only by crossing streets, or the occasional infill development.



**5.41** Characterised by mid to late nineteenth century two storey terraced development this sub area is notable by virtue of the conformity of appearance within each street of the housing developments though the individual design and character of the terraces does vary. There is a variety of construction details and styles to individual terraces, although there is a distinct similarity of scale and form which reinforces the character of the area.

**5.42** There are a variety of buildings which differ in form from the terraced rows so characteristic of this sub-area and the majority of these are in the western section. The post-war flat developments introduce contrasting building forms and land use. Generally, these residential developments are three or four storey blocks such as Alex Gossip House in Basuto Road, Richard Knight House in Favart Road and Cyril Thatcher House and Eric Macdonald House in Parthena Road.

**5.43** Broxholme House, an inter-war block of flats was developed by the London County Council and occupies a prominent corner site. In the 1930's plain Classical revival Queen Anne style it has four storeys with an attic storey in the mansard roof, and shops at ground level on the street frontage. This is a particularly dominant feature on the corner of Harwood Road and New Kings Road.

**5.44** The following paragraphs give a brief overview of the variety of detailing shown in the terraces in this sub-area. They are not intended as an inclusive list of architectural features on properties.

### **Novello Street**

**5.45** Novello Street bordering the District Railway Line, but predating its construction, is perhaps the oldest development in the sub-area and its layout and much of the built form is evident from the 1865 Ordnance Survey plan.



*Novello Street*

**5.46** Novello Street has a distinct character, much of which is derived from the continuity of the terrace, defined by a strong parapet and cornice line. The character of the street is also defined by the boundary wall to the former St. Mark's School and the brick walls of rear gardens of properties in Campana Road.

**5.47** Although the terrace is constructed of stock brick, the majority of houses have painted facades which detracts from the strong horizontal emphasis of the street. They have ground floor canted bay windows and stucco detailing to the first floor windows. The properties at each end of the terrace are set forward abutting directly onto the road and provide balance and structure to the terrace.

**5.48** There is a shorter turn of the century terrace at the eastern end of the street which is of a similar scale and set behind shallow front gardens. There is a grander property at the end overlooking Eel Brook Common.

### **Ackmar Road**

**5.49** The terrace development continues along the southern side of Ackmar Road with a residential infill development from the 1960's which respects the building line. The terraced houses are two storeys with 1st floor bay windows with hipped gable roofs. There is good detailing to the windows and to the cornice with red brick segmented arches above windows in the stock brick facade.

**5.50** There are some terraced properties on the northern side and the site of the former St. Mark's School is now being developed for housing. An infill office building respects the scale and building line of the street. The site of the now demolished workshop will be infilled to complete the northern terrace as part of the Parsons Green Lane development.

**5.51** St. Mark's Secondary School (demolished 1998) a London Board School designed by T. J. Bailey contrasted in scale with the surrounding residential development and the expanse of undeveloped playground in which it stood. The nursery school building which remains was extended in a style to match that of the existing building. The boundary wall with Novello Street is an important feature in the area.

#### **Delvino Road and Molesford Road**



*Delvino Road*

**5.52** The majority of the properties in Delvino Road are two storied terraced properties of a similar design to those in the neighbouring streets. Delvino Road Nos. 3-13 and Molesford Road Nos. 1-6 are residential terraces influenced by the Arts and Crafts movement. The two groups replace earlier housing found on the 1894-96 Ordnance Survey. Although the materials and design characteristics differ from those of the 'typical' neighbouring residential properties, the scale and massing of the terrace is characteristic of the area as a whole.

#### **Campana Road and Basuto Road**

**5.53** Campana Road and the north side of the eastern end of Basuto Road consist of similar terraces to the southern ones in Ackmar Road with finials evident on some hipped gable roofs. Many of the properties remain unpainted.



*Unspoilt end of terrace property in Campana Road*

**5.54** Basuto Road also contains a modern residential infill block and the end walls of neighbouring terraces. Alex Gossip House to the south is a well proportioned and simply detailed block of flats which respects the scale of the surrounding fabric and provides a definite rhythm in its facade. The play area of St. Marks School is opposite and bounded by a poor chain link fence.

#### **Irene Road, Elthiron Road and Parthenia Road**

**5.55** Irene Road, Elthiron Road and Parthenia Road all contain two storey terraces of a similar design as those in Campana Road with slight variations in detail as would be expected in pattern book development of this sort. This can be seen with differing banding below the cornice, different or no string courses, addition of columns and capitals to porches and windows and different use of moulded bricks and brick work patterning.

**5.56** There is infill development in Irene Road at the back entrance to Lady Margaret School consisting of a prefab 1940's single storey dwelling and a 1960's detached house. These do not respect the scale of the street breaking the rhythm of the facades with the house set back behind the building line.