

Favart Road

5.57 There are two types of terrace development in Favart Road. The northern terrace is of two storeys and similar to those on the northern side of Ackmar Road, though the detailed appearance varies slightly. The southern terrace is of three storeys with decorative detailing to the recessed porches (columns and capitals) and 1st floor canted bay windows.

Crondace Road

5.58 Four substantial three storey terraces line Crondace Road. The properties are either in single occupancy or subdivided into flats. Nos. 32-44 Crondace Road is a typically Victorian terrace constructed in red stock bricks with projecting two storey bay windows and pointed attic gables. There is ornate brick detailing to the first floor string course, attic gables and window heads. The original railings remain on top of some bays.

5.59 Nos. 19-31 Crondace Road is another typical Victorian terrace constructed in gault clay bricks with decorative brick banding painted white. They have projecting two storey bay windows with elaborate cornices and fascia brackets. There are capitals and columns to the recessed porches and all windows and doors have gauged arches.

5.60 Nos. 10-18 Crondace Road is a similar terrace to Nos. 19-31 Crondace Road in appearance except the brick detailing and fenestration differ. There are pilasters and capitals to the door and window surrounds and segmented pediments above the paired doors. Wentworth Terrace, Nos. 1 -9 are similar but with decorative panels between the ground and 1st floor windows and different window types to the second floor.

5.61 Although the design of the fenestration varies between the individual terraces and some have attic gables, the buildings are of similar scale and size. The brick facades to many properties along Crondace Road have been painted. The uniform appearance of the terrace is affected by the painting of individual facades. The original

brick would have been a pretty buff colour and the cleaning of the brickwork would be preferable.

5.62 Virtually all of the properties in Crondace Road retain their original timber sash windows and their original panelled doors and fanlights. Most properties still retain their original cast iron rainwater pipes and gutters, although a few have unfortunately been replaced with uPVC alternatives.

5.63 A single GPO telephone kiosk is to be found at the junction of Crondace Road and New Kings Road. Designed by Giles Gilbert Scott it dates from 1927 and is listed Grade II. (See the photograph after para. 5.30).

Musgrave Crescent

5.64 Nos. 1 -12 Musgrave Crescent is a simple two storey terrace with lower ground floor. The properties have ground floor canted bay windows with a rusticated key stone detail, recessed paired porches with decorated arched openings, and ornate console brackets to the eaves. There are slate roofs with good fascia brackets. The original wrought iron railings add elegance to the terrace.



Northern section of Musgrave Crescent as seen from Eel Brook Common.

5.65 There is a relatively bold property with an elevation to Musgrave Crescent which does not form part of a terrace at 21 Kempson Road. Of the same period as the surrounding development it is of a larger scale with a fourth floor in the pitched roof with interesting brickwork on the gable end facing Musgrave Crescent. There is also a basement with a canted bay window rising up to

the 1st floor. No. 13a Musgrave Crescent, a slightly later building is double fronted with a first floor bay, and gable end. It relates well to the terrace due to its scale and proportions.

5.66 Nos. 14-20 Musgrave Crescent is a staggered terrace of two storey houses as in Trawley Road. There are decorative panels below the 1st floor canted bay windows and decorative brick string courses and stone bands on both floors. The properties have slate roofs.

5.67 Nos. 21-30 Musgrave Crescent is a staggered terrace of three storey town houses of red brick construction with rendered two storey canted bay windows. The design and detail of properties differs at both ends. The north-west ones have balustrades above the 1st floor bay windows and iron balconies above paired recessed porches. The south-east end has a pitched roof above 1st storey bays, balustrading to the balcony above paired recessed porches, more detail to the elliptical arch and pilasters, and capitals to the central column in the bay windows. The front boundary treatment varies. One vehicular crossover has unfortunately been constructed, and detracts from the character of the terrace and the street as a whole.

Moore Park Road

5.68 Moore Park Road (west of the Harwood Road) consists of an elegant three storey terrace of town houses with steps to recessed porches at raised ground floor level and self-contained basement flats beneath. They have buff stock brick



Northern terrace in Moore Park Road

flat-fronted facades. A bold fenestration pattern creates a simple rhythm to the street frontage. The railings remain in situ along this stretch of road and are an important boundary feature.

5.69 The properties on the southern side of Moore Park Road have stucco architraves with lintels above the doors and ground floor windows (some continuous) and rusticated key stone and decorative brackets to 1st floor windows. Whilst the properties on the northern side have a different fenestration pattern and more elaborate detailing to the door and window surrounds; their parapets retain period finials, scrolls and cornices.

Kempson Road

5.70 The south side of Kempson Road consists of a terrace of 3 storeys over a half basement with ground floor canted bay windows. The bay windows are supported by iron pillars in the properties on the northern side and these should be retained. Stucco detailing includes window architraves, bay windows, lintel and console brackets over paired recessed porches and parapet, with cornice detail on some properties. The north side is similar but without parapet. There is stucco detailing above the windows, columns to the bays and lintels with decorative brackets over the doors. Fleur-de-lys railings remain in front of numerous properties.

Blake Gardens

5.71 Blake Gardens consists of two storey terraces with 1st floor canted bay windows with hipped roofs which are important elements in the townscape. There are paired balconies above recessed porches with round brick arches and stucco detailing to windows and doors with cambered brick arches above bay windows. Constructed of red and gault brick there is a decorative brickwork band below the eaves.

Trawley Road

5.72 Trawley Road is similar in form to Blake Gardens though the detailing is different with decorated straight lintels above the doors and windows and pilasters with decorative capitals to

the bay windows and doors. Decorative brackets follow the eaves line. The end properties on both sides of the road have the recent addition of a gable with window above the bays, although any further roof extensions would disrupt the scale and character of this terrace. The majority of the brick facades have been painted white or cream.



Terraced properties in Tyrawley Road

Harwood Road

5.73 Harwood Road consists of a variety of terraced developments. Nos. 44-54 are three storeys with half basements and ground floor canted bay windows. They have recessed porches with capitals, and brackets to the eaves between properties. Nos. 56 -74 are also three storeys with half basement. Stuccoed detailing includes architrave and pediment with console brackets to 1st floor windows and surrounds to 2nd floor windows, recessed porches with architrave and lintel with console brackets, and a pediment with cornice detail. Railings remain in front of this terrace.

5.74 Nos. 76 - 94 Harwood Road are three storeys with two storey canted bay windows with decorative capitals, and balustrading remaining above some. There are paired balconies above recessed porches. Properties at the northern end have different bay windows with decorative panels between the ground and first floor. Two properties at the northern end are different; each has a ground floor canted bay window, half basement with steps to front door and half dormer in roof. The terrace is united by a continuous decorative band below the eaves. Nos. 96 - 102 are similar but

retain more of the original features and detailing.

5.75 The character and appearance of this sub-area is strongly influenced by the materials used in the construction of the majority of residential properties. Buildings within the area are constructed from a variety of stock bricks, many with polychrome and ornate brick detailing with decorative fascia detailing. The brick facades to many of the properties have been painted and this detracts from the quality of terraces. First floor balconies are characteristic of the sub-area.

5.76 Roofs are predominantly clad with Welsh slates, although many properties have been reroofed with fibrous slates or interlocking concrete tiles. Within much of the sub-area the regular line of original chimney stacks and terracotta pots remains. This regular line punctuates the consistent roofline and is an important characteristic of the conservation area. The exception is Novello Street, where the strong cornice line conceals any roof features.

5.77 Changes to detailing detract from the overall character of the sub-area. Timber sash windows predominate although there are many design variations to sash bar patterns which are important to the character of each individual terrace. Fortunately few windows have been replaced with either uPVC or aluminium frames. Most properties are well maintained though numerous properties, particularly in Harwood Road have undergone alterations including changed windows and window openings, pebble dashing and many of the front boundaries are in poor condition.

5.78 A large number of roof extension developments, which introduce full storeys, in addition to a number of skylights have been added to these properties. Such additions detract from the character of the area as they break the consistent roof line and introduce materials inconsistent with those of the original development. Notable examples include: Nos. 3-5 Irene Road, Nos. 6-8 Irene Road,

Nos. 20-28 Favart Road, Nos. 21-28 Parthenia Road and Nos. 31-39 Elthiron Road and a large number in Harwood Road, Moore Park Road and Kempson Road.

5.79 The strong lines of front boundaries remain throughout the conservation area with only limited exceptions, for example at numbers 46 and 47 Novello Street. There is a variety of brick walls of differing heights, railings, hedges and ornamental concrete blocks or a combination of these. Generally they are of a similar height and scale and combine to provide a good edge to the street.

5.80 Archive photographic records illustrate that many of the original decorative wrought iron railings and walls were removed during the Second World War. A number of the properties fronting onto Harwood Road, Moore Park Road, Crondace Road, Kempson Road, Musgrave Crescent and Novello Street have retained the original boundary railings. Where they remain they make a positive contribution to the character of the conservation area.

5.81 Land uses in the area are predominantly residential, with most properties remaining in single occupation. Exceptions are the ground level commercial properties at Broxholme House fronting onto New Kings Road, Samantha Sandberg (curtain makers) in Kempson Road and Eel Brook Studios in Moore Park Road. Some of the three-storey premises in Harwood Road, Moore Park Road and Kempson Road have been converted to residential flats.

5.82 Distant views in this sub-area are restricted due to the nature of the terrace development. Street views offer important local views, notably along Novello Street. Views from Elthiron Road and Parthenia Road are terminated beyond the New King's Road. Views along Basuto Road and Delvino Road are terminated by Eel Brook Common and Parsons Green respectively. From Harwood Road there is an awareness of Eel Brook Common, although the considerable change in ground levels at the western boundary preclude

much of the foreground to the common. The view towards Musgrave Crescent as seen from many parts of Eel Brook Common is significant. Musgrave Crescent appears very elegant and impressive from this vantage point.

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 the 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.

Uses

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 main land uses within the conservation area are residential and public open space.

However, there are also educational and numerous commercial premises including retail, offices and small workshops.

Alterations to Buildings

6.6 The character of the conservation area is derived from the groups of terraces and their uniform appearance and form. 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 the properties.

Disabled Access

6.7 The Council will support dignified and easy access to and within historic buildings for disabled people. Suitable access for disabled people, which does not compromise a building's special interest, can normally be achieved if treated as part of an integrated review of access requirements for all visitors or users, and a flexible and pragmatic approach is taken.

Roof Extensions

6.8 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.

6.9 The design of any rear roof extensions 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.

6.10 Where traditional materials remain in place repairs or alterations to roofs and dormer windows should use matching traditional materials, i.e. slate,

lead and timber.

6.11 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

6.12 Consent should not be granted for the demolition of original chimney stacks which are visible from the street or public spaces. Original chimney pots should not be removed.

6.13 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

6.14 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 be met. When they require planning permission rear extensions will be considered on their own individual merit.

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

Brickwork, render and painting

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

6.17 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 in matt finish paint of a colour to match the original brick.

6.18 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