

L. B. HAMMERSMITH & FULHAM CONSERVATION AREA No. 11

QUEEN'S CLUB GARDENS CHARACTER PROFILE

1 INTRODUCTION

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:-
"Every local planning 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 45 such areas designated over 31 years, of which Queen's Club Gardens 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 The Council is doing this in stages. The first stage is this document, which is called a Conservation Area Character Profile. The "profile" is an appraisal, which aims to give a clear assessment of the special interest, character, and appearance that justified the designation of the area as a Conservation Area. It also includes some broad design guidelines that will aid all concerned in their efforts to preserve or enhance the character of the conservation area.
- 1.4 It is intended that each profile document will provide a sound basis, defensible on appeal, for the development plan policies and development control decisions, and for the guidance of residents and developers.
- 1.5 It will also form the groundwork for subsequent Conservation Area Studies. The next stage will be the production of more detailed design guidelines where necessary in consultation with Councillors, the Hammersmith and Fulham Historic Buildings Group, Fulham Society, Hammersmith Society and other local groups. These will be followed by the preparation of policy documents for the preservation and enhancement of the conservation area, which will be the subject of local consultation.
- 1.6 The profiles and subsequent design guidelines will form supplementary planning guidance and will support the Council's statutory Unitary Development Plan which sets out the planning policy framework for the development of the borough and development control decisions. Policy EN2 relates to conservation areas and makes special reference to the Character Profiles. They will constitute material planning considerations in the determination of planning applications.
- 1.7 The Government document (PPG 15) "Planning Policy Guidance: Planning and the Historic Environment" advises local authorities on how to operate the legislation, emphasizing that:-

"It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings - on the historic layout of property boundaries and thoroughfares; on a particular 'mix' of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shopfronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings."

- 1.8 This intention is reinforced by English Heritage in their document "Conservation Area Practice" which recognises that:-
"As the number of conservation areas continues to grow, the criteria for their designation are being looked at more critically."
It is, therefore, even more important than before that there should be a clear definition, recorded in some detail, of what constitutes the special architectural or historic interest that warranted the designation of every conservation area.
- 1.9 The designation of an area as a Conservation Area has other benefits beyond the protection of buildings and the design of the area. It enables other policies for biodiversity and smarter streets to be developed for the conservation area, and may act 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 English Heritage, this conservation area profile will aim to define the character 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, the lie of the land;
 - 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 which they make to the special interest of the area;
 - character and hierarchy of spaces, and townscape quality;
 - prevalent and traditional building materials for buildings, walls and surfaces;
 - contribution made to the character of the area by greens or 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;
- unlisted buildings which make a positive contribution to the conservation area according to English Heritage's criteria.

2 DESIGNATION

- 2.1 Queen's Club Gardens Conservation Area was designated on 8 August 1975 to control demolition of buildings and works to trees. The conservation area was extended on 18 November 1991 to include Nos. 2 to 106 (even) Musard Road, Normand Mews and Normand Mansions, and again on 14 July 2004 by the transfer of properties in St Andrew's Road and part of Greyhound Road from Baron's Court Conservation Area, and the inclusion of the Lawn Tennis Association Queen's Club premises, flat blocks on the east side of Field Road and buildings on Greyhound Road east of the junction with Field Road. Further control has been applied to Nos. 1 to 6 (consec.) Queen's Club Terrace through the application of an Article 4 Direction on 3 July 1981, which removes the building owners' permitted development rights to alter the roofs, build rear extensions or paint previously unpainted brickwork.

3 CONSERVATION AREA BOUNDARY

- 3.1 The conservation area boundary can be seen on Plan 1. It abuts the Baron's Court Conservation Area to the north, sharing a boundary which follows the line of the Queen's Club's northern and eastern boundaries as far as the rear of the buildings in Perham Road, then east to include St Andrew's Vicarage. It then continues south to include St Andrew's Church where the centre line of Normand Road forms the east boundary shared with the adjoining Turnville & Chesson Conservation Area. The southern boundary follows the rear plot boundaries of Queen's Club Gardens to Disbrowe Road and as far as the centre line of Musard Road. The west boundary follows the centre line of Musard Road north as far as the rear boundaries of buildings on the south side of Greyhound Road, where it continues west to include the Tasso Baptist Church, continuing north along the centre line of Field Road.

4 BRIEF HISTORY OF THE CONSERVATION AREA

- 4.1 Greyhound Road is a historic route between North End and the river at Crab Tree, the line of which is shown on 'Rocque's map of 1741, as is that of Normand Road. A map of 1830 shows a short terrace on the north side of Greyhound Road in the position of Home Cottages, but it is missing from a map of 1853. The current buildings are thought to date from about 1855. Otherwise, there is no known archaeological record for this area, and it is shown as undeveloped farmland on maps up to 1868. To the east of the conservation area, North End

Fulham railway station was built in 1874 (now West Kensington Underground Station) making the area more accessible for development. St Andrew's Church was also built in 1874, on the north side of the junction between Greyhound Road and Normand Road, and known at that time as 'St Andrew's in the Fields'. The houses in Musard Road were built around 1885. The Queen's Club sports complex was established in 1886 on a site that had been a market garden known as the Queen's Field, and later maintained as a cricket ground 'The Queen's Cricket Club and Ground' by Gibbs and Flew the developers of the surrounding estate. The site is to the north of Greyhound Road and Home Cottages, and first opened for lawn tennis on 19 May 1887 with its buildings completed in January 1888. Construction of Queen's Club Gardens followed, beginning in 1892 when Mr. W. H. Gibb, formerly of the Gibbs and Flew Partnership who developed much of the housing in the Barons Court area, developed the central area of mansion flats around a communal garden and tennis courts, and named it after the adjacent Queen's Club Sports Ground.

- 4.2 Each mansion block was named alphabetically after a famous literary or historical figure, from Mathew Arnold to Zenobia, Queen of Palmyra, excepting 'X'.¹
- 4.3 In addition to the alphabetical mansion blocks, the conservation area includes the mixed development around Greyhound Road which includes terraces, further mansion blocks, a school, two public houses, two churches and a mews court, and to the north the buildings and grounds of the Lawn Tennis Association Queen's Club premises and the two large flat blocks in Field Road.
- 4.4 The terrace on the east side of Musard Road (built c. 1885 apparently as artisans' cottages) and Normand Mews were possibly later occupied as accommodation for service staff associated with the Queen's Club Gardens mansion block developments, while the school, churches and pubs provided for their social needs.
- 4.5 The flat blocks in Field Road, Holman Hunt House and Mary Macarthur House, were built in 1939 by Fulham Borough Council on the cleared sites of small Victorian terraces in Melton Street, Hatfield Street and Suffolk Street demolished in 1937-8.
- 4.6 Normand Park adjoining the south boundary of the conservation area, was created after WWII on the site of Normand House, bought in 1885 by the St Katherine Community of Anglican nuns for a 'rescue home' and refectory for first offender girls, and its immediate neighbourhood. The Convent and many of the surrounding terraced streets were severely damaged by a land mine in 1940 and by a VI rocket in 1944.

5 CHARACTER AND APPEARANCE

5.1 Queen's Club Gardens Conservation Area is made up of several styles of residential buildings. 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 Plan 1. These are defined as:-

- A Queen's Club Gardens Group
- B Musard Road Group
- C Greyhound Road & St Andrew's Road Group
- D The Queen's Club & Field Road Group

A Queen's Club Gardens Group

5.2 This group is the largest part of the conservation area and forms its 'core'. It includes the central open space and all of the mansion blocks that together comprise Queen's Club Gardens, together with Jessel Mansions, Kingsley Mansions, Leighton Mansions and Melbourne Mansions on Greyhound Road.

5.3 Architecturally, the buildings are practically identical, being mostly 4 storeys with basement, red brick residential blocks of mansion flats of the Late Victorian period. However, Arnold, Brandon, Chaucer, Dryden and Evelyn Mansions do not have basements, nor do the five storey Faraday Mansions. Playfair Mansions are 5 storeys with basements.

5.4 The buildings present an imposing facade of dominant interlinked mansion blocks placed around a central square, which together with the width of the road itself gives an impression of space. Generally, each mansion block has two projecting wings which are built continuously with the adjacent blocks, giving the appearance of a series of recessed entrances. The building profile is further embellished through the use of projecting splayed bays both on the front of each wing and on the return. Decoration is added to this complex form by string courses at floor and sill level, Dutch gables, shallow arched lintels and occasional brick pilasters. The windows are white painted wooden vertical sliding sashes, with glazing bars to the upper sashes.

5.5 Playfair Mansions has a corner site and slightly different architectural detailing, having a single central bay and larger French windows leading to cast iron balconies, and a border of coloured glass with leading in the window above the entrance door.

5.6 Almost all of the buildings have retained their original cast iron boundary railings, with the exception of those outside Arnold Mansions to Faraday Mansions, which together with the railings around the central garden were removed during the Second World War. In 2001 the residents funded the reinstatement of the railings around the central garden, leaving only those outside Arnold to Faraday Mansions to be restored. The railings form an integral part of the character of the group, and serve to maintain the overall impression of homogeneity. The fine detailing of the ball finials topping the entrance piers and the cast iron lamps to each building add to the group's overall character. Reinstatement of the missing railings is to be encouraged.

- 5.7 The painting of the brickwork of Zenobia Mansions, and the Normand Road facades of Wellington Mansions and Victoria Mansions, by a previous landlord (originally in a grey colour) is regrettable as it interrupted the overall impression of visual homogeneity to the detriment of the character of this group. In addition, all of the brickwork of the rear elevations of the 33 mansions has been painted in a pale colour. The current landlord has taken action to rectify the effect of the paint by having sample areas removed, but unfortunately this has proved to be unsatisfactory because of damage to the bricks and earlier render repairs to the brickwork. As a result it has been agreed that, in this case, the previously painted brickwork in future will be repainted in a colour to match the adjoining unpainted brickwork, in accordance with the Broad Design Guidelines set out below.
- 5.8 The central private square in Queen's Club Gardens is included in the Council's Unitary Development Plan as a small local park and open space of 0.79 hectares which is of borough-wide importance. Although not large or significant enough to be designated as Metropolitan Open Land, this substantial open space is nevertheless an important part of the structure of open space in the borough, and provides a break in the built up area. In addition to its recreational use, is of considerable visual amenity value to the adjacent buildings. It has a large numbers of magnificent trees, most of which are well-maintained mature London planes. Planes also line the front gardens of the buildings adjacent to the pavements; adding texture to what would otherwise be a hard built environment.
- 5.9 There is a Pillar Box inscribed 'VR' on the west corner of the entrance to Queen's Club Gardens from Greyhound Road, presumably installed c 1895.
- 5.10 Overall, the appearance of this group is one of a well-maintained, quiet, residential square of remarkable homogeneity.

B Musard Road Group

- 5.11 Nos. 2 to 112 (even) Musard Road date from the Late Victorian period (1885) and appear on the Council's register of locally listed Buildings of Merit.
- 5.12 The buildings comprise a terrace of small red brick artisan cottages on the eastern side of Musard Road, formerly used by the service staff of Queen's Club Gardens, together with Nos. 76 to 106 (even), a small block of flats, at the southern end. Nos. 2 to 52 (even) have slightly different architectural detailing to Nos. 54 to 74 (even).
- 5.13 Nos. 2 to 52 (even) are a 2 storey terrace of houses with shallow pitched slate roofs and decorative ridge tiles. They are designed as a series of symmetrical pairs sharing a small central gable, and divided by visible party walls with large chimney stacks. Each house has three sashes at first floor level, the one below its half gable being round headed. The entrance doorways are paired beneath the gables, with a single storey splayed bay to the side. Both the entrance and bay are surmounted with a pitched slate roof supported on an iron column. The windows all have timber sliding sashes with brick arches. Many of the houses have their original red and black tiled entrance paths, which should be retained.

- 5.14 Nos. 54 to 74 (even) have the same architectural detailing as Nos. 2 to 52 (even), but are narrower, having no gable and only two windows on the first floor.
- 5.15 Nos. 76 to 112 (even) are in a 4 storey red brick block of flats with basement and a hipped slate roof with large brick chimney stacks. They have a shared wide arched decorative brick entrance porch, reached by a shallow flight of steps which is flanked by two large brick splayed bays from basement to second floor surmounted with brick parapets forming third floor balconies. The building has timber vertical sliding sash windows with glazing bars to the upper sashes and cambered brick arches, most of which have a central painted keystone.
- 5.16 The block of flats shares many similar architectural features with the buildings in Queen's Club Gardens, i.e. fenestration, splayed bays surmounted with brick parapet balconies, and cast iron railings.
- 5.17 Few of the terraced buildings have retained their original boundary walls. This affects the overall appearance of regular uniformity, and encouragement will be given for their reinstatement to the original design. Unfortunately, many of the properties have had their front facade painted or pebble-dashed, with the visually detrimental effect of interrupting the rhythm of the terrace.
- 5.18 Overall, most of the properties remain as family dwelling houses in a well-maintained condition, but neglect has occurred in the general maintenance of some properties that would now benefit from sympathetic enhancement.

C Greyhound Road & St Andrew's Road Group

- 5.19 This sub-group of diverse buildings flanking Greyhound Road and St Andrews Road divides the residential area to the south from the major sport facility and associated open space and the two blocks of flats on Field Road to the north.

Greyhound Road

- 5.20 On the north side of Greyhound Road, on the junction with Field Road, is The Queen's Arms, No. 171 Greyhound Road. This is a three storey yellow stock brick building of about 1890 with a two storey extension on the Field Road elevation. The upper floors have stucco window surrounds with console brackets and hoods (with pediments at first floor), string course at second floor sill level, and moulded parapet cornice. The corner is splayed and surmounted by a round topped stucco plaque with scrolled sides, originally bearing the name of the pub. The ground floor pub-front retains much of its original character with pilasters and entablature fascia intact. Unfortunately some of the original timber sliding sashes have been altered. The pub is mentioned in 'The CAMRA Regional Inventory for London: Pub Interiors of Special Historic Interest April 2004' as a 1960s time-warp untouched since about 1967 that has a particularly noteworthy bar-back with illuminated advertising for Watney's Red Barrel.
- 5.21 Nos. 175 to 183 (odd) are a Late 19th Century yellow stock brick residential terrace with three storeys and semi-basements. The houses have stucco window surrounds, parapet cornice, and a continuous string course at first floor sill level. They have front areas with

railings, and the raised ground floors and semi-basements are stuccoed with canted bays, the front entrance doors approached by a flight of stone steps.

- 5.22 Between No. 183 and No. 187 is the imposing presence of a yellow stock brick gable ended part of the Queen's Club buildings (within sub-area D) that looms over a red brick boundary wall rebuilt in 1992. The wall incorporates a reinforced concrete religious plaque of unknown origin that may have come from Normand House demolished in the 1940s following World War II bomb damage. St Katherine's Community of Anglican nuns had moved to Normand House in 1885 opening it as a convent and 'rescue home' and refectory for first offender girls, and may have installed the plaque on their new premises. It is in the form of an engraved tablet quartered by a crucifix set between Tuscan columns supporting an entablature with a pulvinated frieze with the inscription 'PREY FOR'. Above the entablature is a pediment containing a figure of Christ cradling a lamb on his left arm. Unfortunately, some of the rusting reinforcing rods are showing through the surface, and the detail of the plaque is now so deteriorated that it is impossible to distinguish all of the initials listed on the tablet except for 'AJO; AW; CBT' on the left and 'HJB' on the right. Another suggested origin of the plaque is that it may commemorate local servicemen killed in the Crimean War.
- 5.23 To the east, beyond the southern boundary of part of the Queen's Club, is No. 187, The Colton Arms P. H. Dating from about 1855, this charming simple two storey stuccoed building has three first floor sash windows with moulded surrounds and keystones. The ground floor has two large multi-paned sashes with a central entrance door. A large sign board fixed above the eaves displays a coat of arms and the pub name. The pub and adjoining short terrace were built by George Colton Moore of North End Lane. This pub is also mentioned in the CAMRA inventory as being fitted up in 'publican's rustic' style in the mid-1950s.
- 5.24 Nos. 189 to 199 (odd) are a two storey stuccoed terrace known as Home Cottages built in 1855 in the form of three adjoining pairs, and are Buildings of Merit. They have slate roofs with eaves, (No. 199 hipped) and unfortunately most of the original sash windows have now been replaced by unsympathetically designed modern windows.. Nos. 189 & 191 each have a single first floor multi-paned sash and a ground floor sash and round headed entrance door, while Nos. 197 & 199 have a similar appearance but each has two first floor windows. No. 199 has an inappropriate modern hood over the entrance. The central pair Nos. 193 & 195 still retain evidence of their former retail use in the form of a full width shop fascia with corbel brackets, but the shopfronts have now been replaced by modern casements.
- 5.25 Nos. 201 & 203 are an Early 20th Century two storey semi-detached pair of cottages with a shared slate hipped roof. Originally with red brick front elevations and decorative window lintels and stringcourse, No. 203 is now, unfortunately painted yellow and has lost its front boundary wall and garden to a vehicle hard-standing.
- 5.26 On the south side of Greyhound Road is No. 138, Tasso Baptist Church (BoM). Built In 1887 by M. R. Knight, this squat yellow stock brick building with red brick dressings has a slate roof with a half hip on the front elevation and cat-slides on each side. The front elevation has four pointed arched windows and a central gabled entrance porch with double

doors and pointed arched fanlight containing the name and date. Above the entrance is a large sub-divided casement window extending above the eaves and above this a triangular slatted ventilator. At the corners and between the windows are red brick buttresses, the two central ones capped with stone finials above the roof eaves. There are two large hipped dormers on each side roof slope. The front boundary retains its original stone plinth, but instead of full height railings it now has an inappropriately designed modern dwarf wall topped with small metal railings, and gates with brick piers.

- 5.27 Nos. 1 to 35 (consec.) & 36 to 60 (consec.) Greyhound Road Mansions are a series of Peabody Trust mansion blocks flanking Kinnoul Road that extend from the Baptist Church to Musard Road. They were built in the 1890s in yellow stock brick with red brick window dressings, string courses and pilasters. They are four storeys with semi-basement, and have an interesting roof profile made up of shallow slate hips with eaves, shaped brick gables and tile clad turrets with dormers. The windows are mostly timber sliding sashes with some timber casements, all with glazing bars to the upper parts. Some of the entrances have elegant stone surrounds with lanterns. The road boundaries have good quality metal railings and brick piers with stone caps.
- 5.28 Fulham Preparatory School (BoM), formerly Star Lane Board School and more recently the West London College and the Holborn College, was built in 1879/80, enlarged in 1889 and remodelled in 1916. It is a rectangular yellow stock brick building of three tall storeys with red brick details. The ground floor has a Classical effect with banding of four courses of red brick alternating with four courses of yellow, while the first floor has arcading over all of the windows. The slate roof has three gables and stepped dormers on the road frontage and one gable on each side, and is surmounted by a large square domed ventilator.
- 5.29 Nos. 1 to 9 (consec.) Normand Gardens are a Late 19th Century two storey red brick terrace with stone details, though unfortunately most of the front elevations have now been painted in a range of pastel colours destroying their original unified appearance. They have slate roofs with pyramid roofs over full height canted bays.
- 5.30 No. 1A Normand Gardens & Nos. 1 to 8 (consec.) Normand Lodge are Buildings of Merit on the junction with Normand Road. Built originally as an impressive detached three storey house in the 1890s the Lodge has a shallow slate hipped roof with dentil eaves cornice and stuccoed elevations to both road frontages, with banding on the ground floor, string courses, and window surrounds with hoods and brackets. The central main entrance doorway has a Classical portico with Tuscan columns and entablature, and is flanked by canted bays, all surmounted with balustrades. No. 1A is a later rather plain stuccoed two storey extension with an unattractive single storey extension over part of the front garden right up to the front boundary.

Normand Road

- 5.31 This group includes Nos. 1 to 12 (consecutive) Normand Mansions and Nos. 1 to 6 (consecutive) Queen's Club Terrace, all of which date from the Late Victorian period of around 1890.
- 5.32 Adjoining the rear of Normand Lodge, in Normand Road, is Normand Mansions a 3 storey Late 19th Century red brick block of flats with basement. It has two brick splayed bays through all floors and on the far left of the property there is a large archway leading to Normand Mews, which has been enclosed by full height double gates. The windows are timber vertical sliding sashes with plain painted lintels. There are string-courses at each floor and sill level and a decorative brick cornice and parapet. The building has cast iron railings along the front boundary. An ornamental stone panel to the right of the double entrance doors is inscribed 'Normand Mansions West Kensington 1892'. Unfortunately, the original double entrance doors have been replaced by inappropriately designed modern ones.
- 5.33 Nos. 1 to 6 (consecutive) Queen's Club Terrace form a group of 2 storey red brick buildings with slate roofs. They all have the same massing, scale and materials, and share the same distinctive decorative entrance porches, original entrance doors and fenestration, but Nos. 1, 2 & 3 differ in architectural detailing from Nos. 4, 5 & 6.
- 5.34 Nos. 1, 2 & 3 each has a projecting entrance porch with a cambered brick arch and pilasters, painted to represent rustication, and a tripartite window beneath a painted horizontal lintel on the ground floor. Each porch is enclosed by a wide front door within a glazed timber screen with leaded glass and house number in a central enamelled plate, and surmounted with a balcony. The first floor windows all have cambered headed arches, and consist of a pair of French windows above each porch, and a pair of timber vertical sliding sashes. All ground and first floor windows have glazing bars to the upper sashes. Each house has a wide tripartite dormer surmounted by a central triangular pediment.
- 5.35 Nos. 4, 5 & 6 each has a large brick splayed bay through both floors with herringbone brick panels between ground and first floor windows, surmounted by a decorative brick gable. They have a projecting entrance porch adjoining each bay, with a cambered brick arch and pilasters, painted to represent rustication, and a slate roof. The windows are timber vertical sliding sashes with glazing bars to the upper sashes. The front bay of No. 4 has a blue and white enamel nameplate inscribed 'Queen's Club Terrace'.
- 5.36 The houses have small front gardens and retain their original red and black diamond tile entrance front paths, brick boundary walls and piers, which should be retained and repaired where necessary. Unfortunately No. 5 now has a front lightwell and no boundary wall, to the overall visual detriment of the terrace. The other gardens contain mature trees and hedges along the front boundary, which soften what might otherwise be a hard built environment. These properties have retained most of their original features and this contributes to their overall fine appearance.

Normand Mews

- 5.37 This group consists of Nos.1 to 10 (consecutive) Normand Mews, a terrace of small 2 storey painted brick Late Victorian Mews buildings rebuilt and altered in the 20th Century. The mews is now a private gated street and runs north of Arnold and Brandon Mansions in Queen's Club Gardens.
- 5.38 The properties are paired under shared large front gables with a first floor sliding sash, many now with external wooden shutters, and ground floor garage entrances. The original garage doors remain on some properties, others have been renewed or replaced by windows and incorporated into the living accommodation. The paired entrance doors are set back within two storey link blocks.
- 5.39 The pastel colours used in the paintwork of these buildings, together with the cobbled surface of the cul-de-sac dating from the 1890s (which itself is included in the Council's local list of Buildings of Merit) enhances their attractive cottage effect unusual in this part of the Borough.

St Andrew's Road

- 5.40 St Andrew's Mansions is a 5 storey red brick mansion block built on the narrow corner plot at the junction of St Andrew's Road and Greyhound Road at the end of the 19th Century. It has a slate mansard roof on the front elevation, bold stone string courses at window lintel height, stone eaves cornice, finials and scrolled headed gables to the dormers. Large square and canted bays extend through ground, first and second floors, and the windows are all timber vertical sliding sashes without glazing bars, many grouped in pairs or threes. The main entrance has a large projecting stone hood on brackets that forms a balcony with stone balustrade at first floor level.
- 5.41 Nos. 1 to 11 (odd) and 2 to 10 (even) are Late 19th Century houses of a distinctive architectural style within the conservation area. Built of red brick with slate roofs, they are of 2 storeys with gabled dormers to a third attic storey in the roof space.
- 5.42 Nos. 1 to 11 appear as a grander terrace than the other houses, having a continuous first floor balcony. The original timber balustrade at Nos. 9 & 11 has been replaced by metal railings. The windows all have cambered or semi-circular heads and are timber sliding sashes with glazing bars in the top sections. The gabled dormers each contain a pair of round headed sashes, but No.9 now has modern replacements. They all have recessed entrance porches with round headed arches and foliated capitals. There has been a considerable amount of painting of brickwork along this terrace that has damaged its visual quality but, with the exception of the yellow finish at No.1 and cream ground floors at Nos. 3, 5 & 7, the upper floors are in shades of red attempting to blend with the original brick colour.
- 5.43 Nos. 2 & 4 are an irregular pair on the dog-leg corner of the road, No. 2 having its round headed entrance doorway on the front (east) elevation, No. 4 on the flank (south) elevation. They both have a basement floor with areas and metal railings on the east elevations, and full width balconies with timber balustrades above the ground floor. Windows are a mixture of timber sashes and casements with glazing bars in the upper parts, and all have cambered or semi-circular heads. No. 4 also has a balcony on the south elevation above the first floor.

- 5.44 Nos. 6, 8 & 10 are a short terrace with similar details, No. 10 being double fronted. The ground floors have small front gardens behind a dwarf wall and recessed round headed entrance porches, No. 10 having free standing columns with foliated capitals. The first floor of each house is set back to accommodate a balcony with timber balustrade between brick bays. Unfortunately the ground floor brickwork of No. 8 has been painted white to the visual detriment of the otherwise uniform appearance of the terrace.
- 5.45 To the west of No. 10, at the point where St Andrew's Road joins Greyhound Road, is a new building forming part of the Queen's Club complex in sub-area D (see 5.63 below). It has a boundary wall with red brick piers capped with ball finials and metal railings. The height and material of the building are similar to the adjoining properties, and blend into the streetscape in a sympathetic way.
- 5.46 St Andrew's Church (BoM), although built on the site of a mission church dating from 1868 in St Andrew's Road, has its main frontage and entrances on Greyhound Road. It was designed by Newman and Billing in 1873-4 and enlarged in 1894-6 by Aston Webb, the west end subdivided in 1972-4 by J. A. Lewis and Maxwell, New, Haile & Holland. It is a relaxed, but very confident, picturesque composition enhanced by Aston Webb's later extension, having French Gothic influences but remaining essentially English. It is of brown stock brick construction with red brick bands and stone dressings. Above the south porch there is a sturdy tower, offset from the aisle, which has corner turrets and a pyramidal spire. To the east of the tower is a single storey chapel with an apse and a conical ended slate roof. Further to the east is an open timber porch with a painted message on the barge boards and lintel inscribed 'I BELIEVE IN THE + COMMUNION OF THE SAINTS – TODAY WITH ME IN PARADISE'. On the north elevation is a brick porch with an elaborately moulded stone doorcase with an ogee arched head and a shallow gable surmounted by a stone cross.
- 5.47 The sanctuary has fittings by Aston Webb from 1898-1901 in stencilling, alabaster and mosaic around an ornately carved reredos by H. Hems & Sons and the east wall has additional mosaics designed by Forrester and made by Powell's in 1902. A timber rood screen of 1897, also by Aston Webb is supported on stone angel corbels. The internal columns have lush crockets. The south east chapel has fine stained glass windows of restrained original Arts and Crafts work of 1902 by Paul Woodroffe in the form of stylized trellis containing medallions with much white and blue, showing angular figures of Christ in Majesty, Annunciation and Nativity. The church contains a bell claimed to be one of the oldest still rung for services in London. It is said to be the only bell to have survived the Great Fire and was reused in Sir Christopher Wren's St Martin Outwich church which has since been demolished. The bell was presented by the Bishop of London at the time of St Andrew's consecration.
- 5.48 In 1879, during the ministry of the Anglo-Catholic vicar the Rev. Ernest Stafford Hilliard whose memorial stands to the south east of the church, the 'Church Lads Brigade' was founded in the Sunday School on Vereker Road (now demolished), and their football team 'Fulham St. Andrew's' was later to become the nucleus of Fulham Football Club, although they did not acquire their Craven Cottage until 1896.

- 5.49 To the north of the church is the Old Vicarage (BoM), a robust double fronted 2 storey property with an attic storey within the gabled roof space. . Built in the 1890s of stock brick, it has prominent multi-faceted bay windows, red brick and stone window dressings, string courses and eaves detailing. The original timber sash windows remain with their glazing bars intact in the upper sashes. Entrances are away from the road frontage on the south and east sides, the latter having a large projecting flat topped painted timber hood supported by cantilevered brackets.

D The Queen's Club & Field Road Group

- 5.50 This area is characterised by the large two and three storey, mainly red brick, Late Victorian, Edwardian and Late 20th Century sports facility buildings of the Lawn Tennis Association's Queen's Club that surround the west and south sides of its grass and clay tennis courts and bowling green within its 5 Hectare (14 acre) site. The east and north east boundaries of the Queen's Club are surrounded by the similarly sized residential properties in Gledstanes Road and Comeragh Road, within the adjoining Barons Court Conservation Area. Their rear elevations are also mainly red brick and visually complete the framing of the open space. The two mansion blocks, Holman Hunt House and Mary Macarthur House on Field Road flank the westernmost part of the Queen's Club premises completing the sub-group in complementary scale and materials.
- 5.51 The Lawn Tennis Association's Queen's Club is a most interesting site with significant historical associations with the surrounding area, and also provides a valuable open space. Before Queen's Club opened, the three leading London sports clubs had been Lord's; Prince's and Hurlingham. Prince's, which had been located on the sites now occupied by Cadogan Square, Lennox Gardens and Hans Place, was the only multi-sports club, but it closed in 1887 leaving London without a comprehensive sporting club and providing the incentive for the establishment of Queen's Club to fulfill this role. The club remains an important sports and leisure facility that continues to develop and adapt to meet the needs of its users and the changing demands for these facilities over time.
- 5.52 The Queen's Club buildings are all included on the Council's register of Buildings of Merit. The original complex of buildings were designed by the architect William Marshall and built by Bickley. They were completed and opened in January 1888, following the first lawn tennis matches held in the grounds during the previous summer. They consisted of a central pavilion facing east, with a large club room running the whole length of the building and two floors of dressing rooms and bathrooms at the back. To the north side of the pavilion were the Real Tennis courts and an Eton Fives court. To the south were two Rackets courts and offices. To the west of the pavilion, linked by a covered way, were two indoor Lawn Tennis courts, the East and West (now courts 1 & 2). By 1900 there were 30 grass courts surrounded by a running track, indoor courts, cricket pitch and an asphalt rink, which could be converted to an ice skating rink in winter. Today the club facilities include Squash and Real Tennis as well as the Lawn Tennis of the Stella Artois tournaments.
- 5.53 The main entrance to the Queen's Club is at the south end of Palliser Road, on the boundary between two conservation areas, the reception and security building being situated within the adjoining Barons Court Conservation Area. The full width of the road is closed off by an

impressive range of three sets of metal gates, the central pair of vehicular gates have tall red brick gate piers with moulded stone caps incorporating paneled blocks with the Club's insignia, ball finials and flag poles.

- 5.54 A secondary entrance from Perham Road is much more modest, with simple gates and red brick piers adjoining a red brick dwarf wall with metal railings. Just inside the boundary, to the north of the gates is a large London plane tree that makes an important contribution to the quality of the amenity value of views towards this entrance both from the east along Pelham Road and from the west within the Queen's Club grounds.
- 5.55 The Queen's Club buildings are mainly ranged along the west side of the site. On turning right from the main entrance gates the northernmost building is a modern office block built on the site of an older building as the Lawn Tennis Association's headquarters in 1986 to celebrate the centenary of the Club. It is 2 storeys of red brick with rubbed brick arches and string courses and timber casement windows, and an attic storey with 5 small lead covered hipped dormer windows in a tiled mansard roof. Seven windows wide, the one at each end within projecting wings with shaped 'Dutch' gables containing terracotta plaques. The plaque on the left gable is inscribed 'Ano Dni 1886', the one on the right 'Ano Dni 1986'. There is a simple central entrance porch with a lead covered hipped roof supported on two red brick piers bearing the Club's insignia and 'THE LAWN TENNIS ASSOCIATION'.
- 5.56 The almost symmetrical group of original 1888 buildings is adjoining to the south. The first building houses the Real Tennis courts, and is three storeys high in yellow stock bricks divided into ten bays by red brick pilasters. It has a tall hipped roof with overhanging eaves and a large roof-light along the full length of the ridge. Unfortunately, the original roof covering has been replaced with modern red clay tiles. The main elevation overlooking the grounds has seven large cambered headed windows with red brick arches and glazing bars subdividing them into small panes and a smaller high level window towards the southern end. The corner nearest to the pavilion is splayed to allow maximum visibility, and the roof above is supported on painted timber brackets with scrolls and turned braces. A modern two storey extension in complementary design and materials has been built along the front of the building. It contains a shop and restaurant and incorporates full width balconies with metal railings at ground and first floor levels. The south corner next to the pavilion has a concrete framed first floor oriel window with timber sliding sashes. Internally the Real Tennis courts retain their original very elaborately constructed timber roof structures of trusses and metal straps supporting the huge glazed roof lights, high level windows and glazed partitions. The appearance of these elements is important to the character of these internal spaces.
- 5.57 The pavilion, or Club House, overlooking the Centre Court and bowling green, retains much of its original appearance. It is of 2 storeys in brown brick with a raised ground floor to increase visibility. The hipped roof has overhanging eaves, but again is now covered in modern red concrete tiles. The main elevation has eight cambered headed timber casement windows. Many of these are French doors opening onto a first floor full width metal balcony and onto the red brick modern raised seating area that steps elegantly down to the court. There are two tall chimney stacks on the west side of the building.

- 5.58 Both sides of the pavilion are flanked by Classically designed recessed red brick towers, rectangular in plan. The upper floors are of a fine quality bright red brick with close jointing and much elaborate cut brick and terracotta embellishment. Each tower has round headed multi-paned timber windows with glazing bars, dressed with brick pilasters and moulded arch with keystone, two on the front (east) elevation and three on the side elevation (the northern tower now has a modern link block in the position of the rear window). The towers have Doric pilasters on the corners and between the windows, a corbelled base, and an entablature with cornice and parapet with balusters and tall urn finials, above which is a steep mansard roof with plain clay tiles fronted by a tall gable with fluted Corinthian pilasters and entablature supporting a pediment. The pilasters are flanked by foliate scrolls and themselves flank a large roundel with spandrels containing strapwork scrolls and fruit. The pediments contain a cartouche with strap-work and scrolls and the date of construction '18' on the left (south) tower '87' on the right (north) tower. The south tower also has an attractive contemporary clock face with black Roman numerals on a white enamel ground within the roundel. Both towers have a circular cartouche within a panel in the centre of the parapet with intertwined 'QC'.
- 5.59 Of equal quality and same style and materials to the towers is a link passage at raised ground floor level from the pavilion to the Rackets courts. It has four round headed windows (now without glazing bars) between terracotta fluted Corinthian pilasters and with egg and dart moulded arches.
- 5.60 The Rackets courts building to the south of the pavilion is similar in size, proportions and materials to the Real Tennis courts, but has four large multi-paned Diocletian windows at second floor level set within semi-circular red brick arches. Below them, at first floor level are paired timber French doors with round headed fanlights and radial glazing bars. The building has the same splayed corner and bracket detail as the Real Tennis courts building and a later forward projecting red brick ground floor extension with four cambered headed timber casement windows, stone keystones and cornice. Again, internally the Rackets courts retain their original very elaborately constructed timber roof structures of trusses and metal straps supporting the huge glazed roof lights. The appearance of these elements is important to the character of these internal spaces.
- 5.61 In front of the original complex of buildings, and at right angles to them, flanking the Centre Court and bowling green are two large open grandstands. To the south of these is a large modern 3 storey building extending for nine bays to the east in a complementary style and materials to the earlier buildings. It is of yellow stock brick with forward projecting red brick pilasters and a red concrete tiled hipped roof. The bay nearest to the Rackets courts building has a full height square bay with gable end above eaves level and a large semi-circular headed window, and the west elevation is enlivened with two similar gabled bays with high level continuous glazing between them. A temporary inflatable cover is sometimes positioned to the east of this building over otherwise open courts, and beyond this, further to the east of the site are a group of clay courts.
- 5.62 Adjoining the south side of this building is the large yellow stock brick building with a wide gable end facing Greyhound Road (5.22 above). It is two storeys high with pilasters up to

eaves level dividing both the east and the south elevations into 10 bays to relieve its otherwise plain appearance. The roof is covered in sheets of profiled metal.

- 5.63 In the south east corner of the site is a modern red brick and glass building with a profiled metal hipped roof. It was designed by Nicholas Meletiou Architects and built in the 1990s. It has flanking red brick pavilions and a central feature all with gable ends and pedimented finials echoing the architectural detail of the 1887 side towers of the original pavilion building.
- 5.64 On the Field Road boundary of the Club site are the indoor Lawn Tennis courts opened on 13 April 1888, adjoining the rear (west) of the pavilion Club House. They are 2 storeys in yellow stock brick with red brick detailing and now have profiled metal covering on the roofs. The elevation to Field Road is in effect the side elevation of the building and has 10 arcaded bays between pilasters with red brick capitals and round-headed arches, eaves cornice and plinth. The central 6 bays originally had high level multi-paned timber windows with glazing bars, but unfortunately, these have now been bricked up externally and large extract vents fitted through the 4 outer ones to the visual detriment of the building and the streetscape of this part of the conservation area. The north and south elevations have large gable ends in the form of pediments with stepped red brick surrounds and raised central panels flanked on each side by 4 round-headed red brick arches (some with louvred vents) of decreasing size towards the eaves. The walls below the cornice at eaves level are divided into 5 bays by pilasters with red brick capitals the central 3 bays having elliptical headed arcading with red brick surrounds, the centre one originally with double doors. Each of the central raised panels has a recessed roundel with red brick surround and a red brick lozenge, those on the north elevation bearing 'ANNO' and '1888' also in red brick. There have been several small additions to the north and south elevation over the years that, unfortunately, have detracted from the originally attractive gabled elevations. Internally, the courts are a single large space, the central valley between the two roofs supported on a row of slender cast iron columns. Unlike the Rackets and Real Tennis courts, the roof structure is made up of metal trusses supporting timber purlins. There is a raised cantilevered viewing area (dedans) with metal railings around part of the space, some original windows and some open elliptical headed arches.
- 5.65 Holman Hunt House and Mary Macarthur House are two 5 storey blocks of flats on Field Road, to the north and south of the indoor Lawn tennis courts. They were built in 1939 by Fulham Borough Council on the cleared sites of small Victorian terraces in Melton Street, Hatfield Street and Suffolk Street demolished in 1937-8. The front (west) elevations are of red brick from ground to third floor, but the fourth floor is yellow brick. This, and parts of the side (north and south) elevations nearest to the road have contrasting string courses at the sill level on the upper floors. They have tall red brick chimney stacks extending through the overhanging eaves of the red clay tiled hipped roofs. Those on the road frontage project forward as a chimney breast and bear a stone plaque with the Borough of Fulham coat of arms. Most of the north and south elevations (except for the ground floor and the part nearest to the road frontage) are of yellow stock brick and they have a central external access staircase and open concrete balconies with metal railings. The windows were originally metal casements but there are now some modern replacements. Both blocks have front red

brick dwarf boundary walls with brick copings and piers giving uniformity to the character of this part of the conservation area.

6 BACKGROUND MATERIAL & 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 in terms of identified sub-areas. This section identifies key components that define the character or those which affect it, introduces relevant background material and suggests design guidelines to deal with each one.
- 6.2 Piecemeal changes to individual properties, when considered cumulatively, can have a severely negative effect on the special character and appearance of an area. The following section outlines factors the Council considers 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.
(Information about what works need permission is set out in an 'Advice to Residents' leaflet for this conservation area, which residents should have received through their door. Further copies are available from the Council's Environment Department.)
- 6.3 Until fairly recent times the historic and architectural value of old buildings, and the settings which their groupings create, was overlooked and many were destroyed unnecessarily. The Council recognises the importance of the historic and architectural heritage represented by the wealth of remaining old buildings within its conservation areas, and is committed to their preservation. With a few rare exceptions, these buildings are Georgian, Victorian or Edwardian.
- 6.4 A leaflet produced by the Victorian Society highlights the continuing threat to historic buildings:-
"It's hard to believe that not so long ago people thought that Victorian buildings were ugly and old fashioned. They said that they were not suited to modern requirements, and so they tore them down and put up new ones. They ripped the heart out of our historic city centres and dispersed the communities who lived there, and soon many places looked much the same as anywhere else.

But today we have found that many of the new buildings lasted less well than the buildings they replaced, and are now themselves being torn down.

Would you really want to lose the attractive Victorian terraces in your neighbourhood, the Victorian church at the end of your road or the ornate pub on the high street? Yet still today many such buildings are threatened with demolition or insensitive alteration. Victorian buildings reflect the history of places and their occupants, and too often it is only after they have gone that people recognise their value.

Still there are many good Victorian buildings at risk. Neglect is bad enough, but sometimes well-meant 'improvements' such as plastic windows or stone cladding may destroy a building's historic character and create maintenance headaches for the future. The Victorian Society produces a number of publications about the proper care of Victorian and Edwardian houses to enable owners to be custodians of their buildings for the future.

Worse still is the threat of demolition, as developers do not stop to understand what is special about Victorian buildings, and how they are cherished and valued by their communities. No one would tear up a 100 year-old book, but 100 year-old buildings are often pulled down without a second thought, and all these years of history lost.

Most buildings are perfectly capable of re-use: often imagination is the key ingredient to give an old building new life. Yet people often forget that demolishing and rebuilding in energy-hungry materials such as glass and aluminium is very wasteful. It also destroys the special character that old buildings impart to areas, and a sense of local distinctiveness is lost.

We are not against all change. We think there is a place for good modern design too – indeed high quality new developments can make a positive contribution to the setting of historic buildings. But building for the future should not ignore the importance of the past.”

Uses

- 6.5 Our experience of the particular mix of uses within a historic area helps us determine its character. This is in addition to the 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.
- 6.6 The conservation area is predominantly residential in use but it also has the large internationally known sports facilities at Queen’s Club; two public houses; two churches; a school, a small estate office connected with Queen's Club Gardens, and a solicitor’s office in Zenobia Mansions.

Alterations to Buildings

- 6.7 The physical character of a conservation area is defined by the form and layout of the buildings and their relationship to the spaces between. For example, it could be derived in part from the groups of terraces and set piece developments and their uniform appearance and form. Alterations to buildings forming part of such consistent groups, even those of a relatively minor nature, can have a particularly damaging effect on this, destroying the homogeneity. The scale, massing, rhythm and architectural character of the buildings within a street are key elements in defining its character. Extensions and alterations to properties should not have a significant visible effect upon their scale, massing, rhythm and architectural character when seen from the street or any public space and should not be excessive additions to the properties.
- 6.8 The character of a conservation area is also derived from its distinctive street pattern and plot layout, which gives clues to the historical development of the area. Protection of the building line and pattern of the older streets is very important in preserving and enhancing the area’s character.
- 6.9 The character of the core of this conservation area, sub-area A, is derived from the single development style of Queen's Club Gardens. Any significant alteration to the massing or

appearance of these buildings would disrupt the coherence of the estate and, therefore, should not be permitted.

- 6.10 The character of sub-area B is one of a homogenous group of terraces of family dwelling houses; C is derived from the patterns set up within each group of terraces and their relationship with neighbouring large freestanding buildings; and D is dependent upon the inter-relationship of a series of large buildings and open space. Any alterations to the massing of these buildings would disrupt these patterns and are unlikely to be permitted.

Roof Extensions

- 6.11 Front roof extensions are generally considered unacceptable and will only be considered if the property is within a terrace that has been significantly impaired by front roof extensions.
- 6.12 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 effect on the character of the conservation area.
- 6.13 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. The reinstatement of traditional materials to roofs is encouraged whenever the opportunity arises.
- 6.14 Existing rooflines should not be disturbed. Raising the height of the ridge to accommodate greater internal ceiling height is considered unacceptable. Original features such as decorative ridge roof tiles, finials, crestings, cast iron gutters and down pipes, original roofing materials and their pattern should all be retained.
- 6.15 The demolition of original chimney stacks that are visible from the street or a public space is considered to be a material alteration to the roofscape and shape of a dwellinghouse. Their removal requires planning permission and should be resisted. Similarly, original chimney pots should not be removed.
- 6.16 Modern additions such as satellite dishes, T.V. aerials, roof-lights and vents should be as inconspicuous as possible. They will not be permitted where they would be visually obtrusive and where alternative locations are possible. Satellite dishes should be placed at roof level behind the chimney stack. Enclosed water tanks and air conditioning units on roofs should be avoided.

Rear Extensions

- 6.17 The design and materials of rear extensions should be in keeping with the architectural character of the existing property and should have a minimal impact on, and integrate successfully with, the building concerned. Rear extensions should meet all planning standards in the Unitary Development Plan, and when they require planning permission, will be considered on their own individual merit.

- 6.18 Rear building lines should respect and take into account the importance of rear gardens as private amenity space, as being of landscape value, and as areas providing the opportunity for biodiversity. Extensions should not, therefore, extend right up to the rear boundary of the property or dominate the rear garden.
- 6.19 Rear extensions should never dominate the main building, not extend more than half of the width of the main building or rise higher than one storey below the original eaves or parapet line. (UDP policy EN8B)
- 6.20 Rear roof terraces cut into the slates of the rear extensions require planning permission, and should be resisted.

Lightwells Associated with Basement Rooms

- 6.21 Front gardens define the edge of the public realm and contribute to the street scene. They form an important element of the character of most of the Borough's streets and terraces, and when planted, provide a welcome greening of an otherwise hard urban environment. When the houses were built the inclusion of front gardens was regarded as adding status and, if kept in good order, improving privacy and the overall appearance of the properties. The Council encourages the retention and maintenance of planted front gardens.
- 6.22 The creation of lightwells by the excavation of all or part of the front garden of a residential property to provide windows to basements to increase the light to basement rooms requires planning permission, as does the enlargement of an existing lightwell. Where there is no tradition of a lightwell in a particular property or street the introduction of an over large, visible and inappropriately designed lightwell could be harmful to the appearance of an area. This has a negative impact and will not normally be permitted where the lightwell would take up more than 50% of the front garden or would result in the loss of a substantial part of any planted area of the front gardens that forms an integral part of the design of the street or terrace.
- 6.23 However, a sensitively designed and proportioned lightwell that is in accordance with the Council's approved 'Design Guidelines for Lightwells associated with Basement Rooms' may be acceptable. In such cases, it would not be appropriate to include the addition of protective railings around the edge of the lightwell as they would add unnecessary clutter to the appearance of the front garden and street scene. Instead, ingress to the lightwell should be prevented by the addition of either horizontal glazing or a horizontal grille over the lightwell and/or the reintroduction of metal railings around the front boundary of the property. Where the lightwell is used as a means of escape it must incorporate a metal ladder and the grille must be capable of being opened by one hand as someone holds onto the ladder with the other.

Brickwork and Stonework, Painting, Render and Cladding

- 6.24 Properties' external brick or stone walls should be retained in their original condition and should not be painted, rendered or clad in any material.
- 6.25 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). If a property's brickwork or stonework has been painted, rendered or clad, advice should be sought from the Council regarding the removal of the paint, render or cladding. A less satisfactory alternative, in the case of paint, is that the property could be repainted in matt finish paint of a colour to match the original brick.

- 6.26 Victoria, Wellington and Zenobia Mansions are painted on their Normand Road elevations. These should be repainted in a colour matching the original brickwork of the rest of Queen's Club Gardens, as the current brown shade is not a good match. It would be good practice for a trial patch (or patches of alternative colours) to be displayed in situ to check for 'best match' before large areas are painted. In addition, all of the brickwork of the rear elevations of the Queen's Club Gardens mansion blocks that has been painted in a pale colour should also be repainted in the future in matt finish paint of a colour to match the original brick to regain the integrity of the development. This applies especially to the southern elevation towards Normand Park and Star Road. It might be considered visually acceptable to retain the pale colour on the sides of the light wells to improve the amount of reflected light entering the buildings, where historically contemporary buildings may have been built with glazed bricks.
- 6.27 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.
- 6.28 Terracotta tiles or decorative panels should not be painted. Those that have been painted should be carefully cleaned after seeking advice from the Council.

Windows and Original Features

- 6.29 Original architectural features such as timber sash or casement windows, panelled doors, decorative stucco, moulded window surrounds and door cases, should be maintained and repaired wherever possible. Where renewal is unavoidable, owners are encouraged to reinstate these with exact replicas, or where features are missing, recreate them using traditional or matching designs and traditional materials.
- 6.30 Owners of properties with unsuitable replacement windows, including PVCu (plastic) windows, are encouraged to change them for those of a more appropriate design and materials to match the originals when an opportunity arises.

Other Additions

- 6.31 Gutters, rainwater pipes and soil pipes should be replaced, when necessary, in their original form and material. The use of PVCu (plastic) is inappropriate on buildings within conservation areas, and should be discouraged.
- 6.32 The positioning of gas and electricity meters on external walls of buildings within conservation areas should be avoided. If absolutely necessary, their location should be carefully considered to minimise their visual impact upon the building and townscape quality of an area.

- 6.33 The routing of external cables for telephone, T.V., alarms etc., and the location of alarm boxes, gas flues, air conditioning units etc. on external walls should be carefully considered so that they are located away from important architectural details to minimise their visual effect on the appearance of the building on which they are located, and the townscape quality of an area.
- 6.34 Satellite dishes will not be permitted where they would be visually obtrusive and where alternative locations are possible. Further detailed guidelines may be helpful in ensuring that they do not have a negative impact upon the character of the conservation area.

Building Line

- 6.35 The frontages on either side of a street define an enclosed space that is in a critical relationship to the scale of the buildings. This relationship can sometimes be lost by redevelopment breaking the rhythm of the elevations, spaces, entrances and fenestration patterns. 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.
- 6.36 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 maintained as much as is possible throughout a conservation area by the careful design of any new extensions to the rear.

Height

- 6.37 Conservation areas often have a mix of building heights. The majority of residential buildings are two, three or four storeys, while mansion blocks, later flat developments, commercial and industrial buildings may be five storeys or more. Any new development should respect the general building heights in each area.
- 6.38 There is development pressure throughout London to build higher than the surrounding context. The London Plan specifies:-
“Good design is rooted firmly in an understanding and appreciation of the local social, historical and physical context, including urban form and movement patterns and historic character. London is highly diverse and constantly changing, but developments should show an understanding of, and respect for, existing character.”
- “London is a green city with rich biodiversity. Development proposals should respect and enhance the natural environment and incorporate greening and planting initiatives. They should identify new opportunities for creating private space. They should ensure that opportunities to naturalise and green the urban environment, for example through tree planting, are maximized.*
- 6.39 The complex of mansion blocks which flank Queen’s Club Gardens is of four and five storeys in height, as are Normand Mansions; 76 to 112 Musard Road; Greyhound Road Mansions; St Andrews Mansions; Holman Hunt House and Mary Macarthur House. These, together with the Queen’s Club sports facility buildings on the road frontages; Fulham Prep

School and St Andrew's Church give a dominant scale throughout the conservation area, most of the other buildings being two or three storey residential terraces. Any new development should respect these general building heights.

Boundary Treatment

- 6.40 19th & Early 20th Century buildings were designed with a mix of front boundary treatments, varying 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. They are important in defining the character of the area and visually uniting the streets and terraces. Where the original boundary railings, gates, walls or piers remain in front of properties they should all be retained, repaired, and kept in good condition.
- 6.41 Alterations to, or removal of, original or traditional front walls and railings and their footings should be avoided as this has a visually detrimental effect upon the building and conservation area.
- 6.42 Where properties have lost all boundary structures so that they no longer have boundary definition the rhythm and enclosure of the street is spoilt. The boundary railings/walls that are missing should be replaced to their correct design and height, together with matching gates where appropriate, or in the later buildings a low brick wall of an appropriate and sympathetic design and materials should be provided. This is particularly important where they will strengthen the original uniformity of the development. Hedge planting and greenery in front gardens is also important, both visually in softening the streetscape and because of its biodiversity value, and should be retained wherever possible.
- 6.43 It is considered that 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.
- 6.44 Bin, cycle or meter enclosures in front gardens can often be unsightly features unsuitable within conservation areas, where they could detract from the appearance of the streetscape. In positions where they might be acceptable, the height and size of such enclosures should be designed in proportion to the height of the boundary treatment and the size of the garden. The use of traditional materials such as timber and brick to match the main building is preferred. They should never open directly onto the highway, and in streets and terraces with traditional front boundary railings or walls, should not form a new opening through them.
- 6.45 Where a building is on a corner site its flank boundary can be of equal visual importance to the front boundary. Traditionally the side boundary is often of a plainer form such as a simple stock brick wall, possibly with contrasting coloured brick string courses and coping stones, or a timber fence, but in some cases it continues the elaborate treatment of the front boundary around the side of the building. A simple timber garden door or garage doors may be incorporated into the side boundary treatment. It is important that the original design is respected, retained and repaired where necessary, as the appearance of the flanks of corner

buildings has a major visual impact upon the local street scene. Any new structure over one metre in height on a boundary adjoining the highway would require planning permission.

- 6.46 Occasionally rear boundary walls or fences are also visible from public areas, and in such cases the effect of their appearance should also be considered. Any new structure over 2 metres in height would require planning permission.

Forecourt Parking & Vehicular Crossovers

- 6.47 There is considerable parking pressure within the Borough, which has resulted in an increased demand for forecourt parking. This can have a detrimental effect on the character and amenity value of the streetscape and should be avoided wherever possible. The introduction of hard-standings for forecourt parking results in the loss of front gardens and their features, boundary treatments and the sense of enclosure these give, and damages the uniform appearance of terraces and groups of houses.
- 6.48 The London Assembly has carried out a study that shows that front gardens equivalent to an area of about 12 square miles have been paved over within the city. The London front garden, mostly set back from the road behind a low brick wall, was known for its neatly clipped privet hedge, bedding plants and patch of lawn, but the trend to pave over the garden to provide forecourt parking is increasing the possibility of flash floods and increased local temperature. The result is a dirtier environment, a reduced amount of greenery in the city, and more car noise and pollution. The more the ground is covered by hard surfaces, the less rainfall will soak into the ground, and drains will overflow, discharging into rivers and putting extra pressure on the already overloaded Victorian sewerage and drainage systems. The creation of a vehicular access will, therefore, be resisted where the proposal will be detrimental to the environment of the area or where it will be likely to affect road and pedestrian safety or reduce the level of available on-street parking.
- 6.49 The creation of forecourt parking and their associated vehicular crossovers can also result in the loss of on-street parking. This increases the potential for on-street parking stress, which can result in double parking and obstruction of the highway. This has a serious consequential effect on the health and safety of local residents, both directly and indirectly through the obstruction of emergency/social service vehicles. The maintenance of a safe and attractive environment for pedestrians and cyclists is also of primary importance and vehicular access to properties via footway crossovers conflicts with these aims. Consent for permanent crossovers and new vehicle access is needed under highway legislation. In considering a request for crossovers under highway powers, the Council will likewise give particular attention to safety requirements.

Disabled Access

- 6.50 The Council will support dignified and easy access for disabled people to and within historic buildings and public spaces. 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. All new or replacement shopfronts should comply with DDA requirements and should not incorporate a step at the entrance.

Landscape and Floorscape

- 6.51 It is not only an area's buildings but also the streets and spaces between them that 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. The materials used to pave footways and other surfaces are of prime importance especially in conservation areas. High quality natural materials such as York stone and granite setts can greatly add to the visual interest of an area.
- 6.52 There is a mix of footpath finishes within Queen's Club Gardens Conservation Area. Footpaths should be of uniform materials, ideally traditional, which are visually distinguishable from the road surface (which should ideally be black tar-macadam, unless original cobbles or granite setts exist as in Normand Mews). They should be visually subordinate within the townscape, providing a coherent character throughout the conservation area.
- 6.53 The stone-setted surface of the road at Normand Mews is included in the Council's register of locally listed Buildings of Merit and its original surface pattern and materials should be retained. Any works affecting this surface should be made good, reusing wherever possible the original materials, or if this is not possible, using matching materials and traditional construction techniques.
- 6.54 All original granite kerb stones and areas of historic stone paving should be kept if practicable.
- 6.55 Ideally, new paving should be large rectangular slabs of York stone or artificial stone of a uniform colour laid in a traditional interlocking pattern.
- 6.56 The Council has adopted the use of blue tactile paving surfaces where necessary at pedestrian crossings. Utmost care and attention to detail is required to ensure that tactile paving and its associated dropped kerbs are seamlessly integrated into the surrounding paving and the context of the wider floorscape.
- 6.57 Any highway management schemes including vehicular crossovers should be of materials sympathetic to their surroundings and should be properly 'joined' to the surrounding footpaths/roads. All work on the highway should be carried out in accordance with the Council's street design guide "Street Smart" which promotes high quality design related to local character.

Street Furniture

- 6.58 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.
- 6.59 There are parts of the conservation area that would benefit from the installation of more sympathetically designed lighting columns and lanterns should the opportunity arise.
- 6.60 Historic cast iron bollards add to the visual character of an area and should be retained where they have survived. Damaged originals can often be repaired and reused, but where this is

not possible an original bollard can be used to model new castings for replicas which can then also be used where additional bollards are required to reinforce local distinctiveness. Where a conservation area has no original bollards, and generally throughout the Borough, all unsatisfactory modern bollards will be replaced with a special newly designed 'Hammersmith Bollard' that has been adopted by the Council to be used as the standard. The use of all other bollards will be discontinued. Stainless steel bollards will be limited to specially designated schemes.

- 6.61 Careful consideration should be given to the number and location of street signs, so as to avoid clutter. These should be reviewed with a view to reducing the number of columns by fixing signs to lamp posts etc.
- 6.62 The few remaining cast iron or enamel street name plates should if possible be retained.

Overhead Telephone Lines

- 6.63 Overhead telephone lines are very intrusive to the amenity value of streetscape and are particularly inappropriate within conservation areas. British Telecom has been persuaded to place lines underground within some architecturally sensitive areas of the Borough. The Council will encourage further removal of overhead lines when an opportunity arises to improve the amenity value of its streets and to provide more space along footpaths for the planting of additional street trees. (Overhead lines in Musard Road are particularly intrusive.)

Continuity and Historic Names

- 6.64 The Council considers the retention of the old names of sites and properties within the conservation area to be desirable. This would enable the historic identity and continuity of areas to be preserved. The names of historic or locally important developments and their associated signage and features should be kept. This is particularly relevant to public houses. Historic names and associations should also be taken into account in the naming of any new developments.
- 6.65 The Council would also like to see, and will encourage, the inclusion of date plaques on any new developments. This would provide interesting features in the townscape and points of reference for the future. Where appropriate a plaque could be placed on public houses or other buildings of historic significance, giving the original date, interesting historic associations and the old name if it has been changed.

Opportunity Sites

- 6.66 Opportunity sites are sites where visual improvements are desirable and could be achieved through redevelopment or refurbishment.
- 6.67 Where these sites are identified redevelopment will be judged against criteria suitable for a conservation area. New buildings should contribute positively to the visual quality of the area, and preserve or enhance the character and appearance of the area.
- 6.68 In considering proposals for new buildings in conservation areas, amongst the principal concerns should be the appropriateness of the mass, scale of the architectural elements and its

relationship with its context. A good new building should be in harmony with, or complementary to, its neighbours having regard to the pattern, rhythm, details and materials of the surrounding development in the conservation area. A new building that does not respect its context is not a good building.

Landmarks

- 6.69 The Lawn Tennis Association's Queen's Club is internationally known as the home of the Stella Artois tennis tournament and as such has become a historic sports venue and landmark. St. Andrew's Church, with its tall spire is the most distinct visual architectural landmark within this conservation area.

Setting of the Conservation Area

- 6.70 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 its character and appearance, and should preserve or enhance it.

Views

- 6.71 The relationship of the built environment to identified landmarks and the setting of more uniform and consistent townscape, will give rise to significant vistas and panoramas which contribute to the character of the area. Great care should be taken to ensure that these key views are maintained and any new development within the view corridors does not adversely affect the views. The existence, and importance, of these views should help determine the appropriate height of new development in the conservation area. Similarly, the height and location of new buildings outside the conservation area can have important implications with regard to the quality of views into and out of the conservation area.

- 6.72 There are important views into, out of and within the conservation area. Particularly important are the panorama from the private garden that is the centrepiece of Queen's Club Gardens, and the view east along Greyhound Road towards the junction with St Andrew's Road and Church. The view from within the grounds of Queen's Club towards the spire of St Andrew's Church is also an important one, as is the view into the grounds from Perham Road with the entrance partly framed by the leafy branches of the large London Plane tree just within the boundary. Greyhound Road is particularly rich in important views including those that have as their focus the Fulham Prep School, St Andrew's Mansions, and the long frontage of mansion blocks on the south side of the road. The presumption should be to retain these views, and any new development should enhance not impair them.

Open Spaces

- 6.73 Public and private open spaces within a conservation area have a major visual and amenity value and impact upon the character of what would otherwise be densely developed land by providing an open aspect within a built up area. Many open spaces within the Borough's conservation areas are identified within the Council's UDP as Nature Conservation Areas or Metropolitan Open Spaces. They are not only visually important, but also offer areas for recreation and contemplation, for protection of wild fauna and flora, and the opportunity for biodiversity.

- 6.74 The central square in Queen's Club Gardens is one of only two only substantial open spaces within the conservation area. This is private and normally only accessible to the leaseholders of the neighbouring mansion flats. It is identified within the UDP as a Small Local Park or Open Space (OS23) of 0.79 hectares and includes grassed areas, gardens and tennis courts, and provides an opportunity for biodiversity. The Lawn Tennis Association's Queen's Club is the other significant open space. It is also identified within the UDP as an Open Sporting Facility (OS42) of 2.49 hectares.

Trees

- 6.75 There are significant mature street trees and private trees of value to the townscape in the conservation area, some of which are the subject of Tree Preservation Orders. All trees in a conservation area, including those in rear gardens, are protected. Owners are urged to look after trees on their land and plant new ones in order to ensure a continuing stock of mature trees for future generations and to provide an opportunity for biodiversity.
- 6.76 A programme of planting should be maintained where appropriate to ensure there is new stock to replace these in the future.
- 6.77 Planting more street trees will be considered throughout the conservation area where they would make a positive contribution to the street scene and where underground services allow sufficient space to accommodate them.
- 6.78 The Council encourages the retention and maintenance of trees and shrub planting along boundaries of properties where they exist, as they enhance views and provide an opportunity for biodiversity.
- 6.79 There is a particularly fine London Plane tree near the centre of Queen's Club Gardens which adds significantly to the appearance of the conservation area, and every effort should be made to ensure its future safety and well being.

Advertisement Hoardings

- 6.80 Advertisement hoardings are not substitutes for suitable boundary treatments. Where temporary permissions exist, and the hoardings detract from the amenity of the area, the Council will resist the renewal of those permissions.
- 6.81 The Council will refuse permission for the erection of any new advertisement hoardings within conservation areas because of their detrimental overriding effect upon the appearance of the area.

7 OTHER RELEVANT DOCUMENTS

The Queen's Club Story 1886 – 1986; Roy McKelvie, 1986.

Street Improvements in Historic Areas; English Heritage, August 1993.

PPG15: Planning Policy Guidance: Planning and the Historic Environment; Department of the Environment/Department of National Heritage, September 1994.

Queen's Club Gardens: Information Booklet; Queen's Club Gardens Residents' Association , 1994.

Conservation Area Practice: English Heritage Guidance on the Management of Conservation Areas; English Heritage, October 1995.

Traffic Advisory Leaflet 1/96: Traffic Management in Historic Areas; The Department of Transport & English Heritage, January 1996.

London Terrace Houses 1660 - 1860; A Guide to Alterations and Extensions; English Heritage, February 1996.

British Standard: BS 7913: 1998: Guide to the Principles of the Conservation of Historic Buildings.

Streets For All: A Guide to the Management of London's Streets; English Heritage, March 2000.

Building Regulations and Historic Buildings: Balancing the needs for energy conservation with those of building conservation: an Interim Guidance Note on the application of Part L; English Heritage, September 2002.

The Unitary Development Plan: London Borough of Hammersmith & Fulham, adopted August 2003.

The London Plan: Spatial Development Strategy for Greater London; Greater London Authority, February 2004.

Street Smart: A Guide to Designing & Maintaining the Streetscape; London Borough of Hammersmith & Fulham, Summer 2005

8 STATUTORY LISTED BUILDINGS IN THE CONSERVATION AREA

There are no statutory listed buildings within the conservation area at present.

9 BUILDINGS OF MERIT IN THE CONSERVATION AREA

Greyhound Road

Nos. 189 to 199 (odd)

St Andrew's Church

No. 138 (Tasso Baptist Church)

Greyhound Road Mansions (Nos. 1 to 35 consec. & Nos. 36 to 60 consec.)

No. 200 Fulham Prep School (former West London College & Holborn College)

No. 1A Normand Gardens

Normand Lodge (Nos. 1 to 8 consec.)

Musard Road

Nos. 2 to 112 (even)

Normand Mews

Stone-setted road surface.

Palliser Road

The Queen's Club

St Andrew's Road

No. 20 (St. Andrew's Vicarage)

10 ARTICLE 4 DIRECTIONS IN THE CONSERVATION AREA

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 Development) Order 1995" grants a general planning permission for some types of development, relating mainly to single dwelling houses. Because even these more simple 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 Article 4 Directions and properties affected are listed below:

Queens Club Gardens (1981)

Queens Club Terrace Nos. 1 to 6 (consec)

Planning permission is required for all alterations to roofs and gables at the front of the above dwellinghouses.

Planning permission is required for the building of rear extensions at the above dwellinghouses.

Planning permission is required for the painting of exterior unpainted brickwork at the above dwellinghouses.

Please note that these planning controls are in addition to those that apply everywhere. If you need advice as to what development does or does not need planning permission you should contact the Environment Department reception on the 3rd Floor, Town Hall Extension, King Street, Hammersmith, W6 9JU or phone the Call Centre on 020 8753 1081.

Notes

1 **The A to Z Mansions (extract from information booklet produced by Queen's Club Gardens Residents' Association 1994)**

Although one is aware that the names of the 33 blocks which comprise Queen's Club Gardens are taken from famous historic characters, specific details may not come so readily to mind. This brief list will allow you to show off to your friends. No explanation has been found for the omission of "X".

ARNOLD	Matthew Arnold (1822-1888), Poet and Critic, son of Thomas Arnold, the famous headmaster of Rugby School.
BRANDON	A choice here between several members of the Brandon family, Dukes of Suffolk at the time of Henry VIII and Queen Elizabeth; John Raphael Brandon (1817-1877), Victorian architect of churches, or Richard Brandon, the executioner of Charles I!
CHAUCER	Geoffrey Chaucer (c1343-1400), Poet and Public Servant. Most famous work: 'The Canterbury Tales'.
DRYDEN	John Dryden (1631-1700), Poet, Dramatist and Critic, one of the most famous literati of Restoration England.
EVELYN	John Evelyn (1620-1706), Diarist and Author.
FARADAY	Michael Faraday (1791-1867), Chemist and Physicist, pioneer of the science of electricity.
GAINSBOROUGH	Thomas Gainsborough (1727-1788), fashionable portraitist of his time, but also a skilled landscape painter.
HEBER	Bishop Reginald Heber (1783-1826), Hymn Writer.
IRVING	Henry Irving (1838-1905), Actor-Manager: the first actor to be knighted.
JESSEL	Sir George Jessel (1824-1883), famous Jewish Lawyer and Scholar, who revised English law in Victorian times. Master of the Rolls.
JOHNSON	Dr. Samuel Johnson (1709-1785), Lexicographer, Essayist and Poet, considered by many to be the major literary figure of the latter 18th century.
KENYON	Probably the lawyer Lloyd Kenyon (1732-1802). Master of the Rolls who defended Warren Hastings against his impeachment in 1786.
KINGSLEY	The Rev. Charles Kingsley (1819-1875), Author of 'Westwood Ho!', 'Hereward the Wake' and 'The Water Babies'.
LEIGHTON	Frederick, Lord Leighton (1830-1896), Pre-Raphaelite Artist.
LIVINGSTONE	Dr. David Livingstone (1813-1873), Missionary and Explorer.

MELBOURNE	William Lamb, 2nd Viscount Melbourne (1779-1848), Statesman, Prime Minister 1834, 1835-1841.
MILTON	John Milton (1608-1674), Poet: most famous work, 'Paradise Lost'.
NEWTON	Sir Isaac Newton (1642-1727), Scientist who discovered the Law of Gravitation.
OWEN	Robert Owen (1771-1858), Philanthropist, Educationalist and pioneer of Socialism.
PLAYFAIR	A choice of several famous Scots, but probably William Henry Playfair (1789-1857), the Architect responsible for many of Edinburgh's famous buildings, including the National Gallery of Scotland.
PALMERSTON	Henry John Temple, Lord Palmerston (1784-1865), Statesman, Prime Minister 1855-1858, 1859-1865.
PURCELL	Henry Purcell (1659-1695), English Baroque Composer.
QUAIN	Sir John Quain (1816-1876), Judge; or two medical men, Jones Quain (1796-1865), Anatomist, or Richard Quain (1800-1887), Surgeon.
RUSKIN	John Ruskin (1819-1900), Writer and Critic.
SPENCER	Herbert Spencer (1820-1903), Philosopher and Social Scientist. (<u>N.B.</u> , NOT Edmund Spenser (1552-1599), Poet, unless a spelling mistake has been perpetuated!)
TENNYSON	Alfred, Lord Tennyson (1809-1892), Poet. Poet Laureate from 1850.
UNWIN	Mary Unwin (1724-1796), Friend, Supporter and Amanuensis of the poet William Cowper, she supported him in his nervous illness.
VERNON	Admiral Edward Vernon (1684-1757), controversial and fiery Sailor, whose successes included the famous victory at Portobello in 1739 (known as 'Old Grog!').
VICTORIA	Queen Victoria (1819-1901).
WELLINGTON	Arthur Wellesley, Duke of Wellington, 'The Iron Duke' (1769-1852), General and Statesman.
WORDSWORTH	William Wordsworth (1770-1850), Poet.
YARRELL	William Yarrell (1784-1856), Printer, Publisher and Zoologist, who discovered the Bewick Swan, naming it after the engraver Thomas Bewick, to whom he gave many specimens for illustrations.
ZENOBIA	Queen Zenobia (c230 A.D.), joint ruler of Palmyra (east of Syria), with King Odenathus, after whose death she led a revolt against Rome, attempting to usurp the whole of the Eastern Roman Empire. She was captured and imprisoned in A.D. 271 by the Emperor Aurelian.

