

Any surrounding development should relate to this unique building and improve its setting. Listed Grade II it was built in 1878 for Mrs Brandon and is an elaborate stuccoed Neo-Gothic building.

5.19 Stamford Court is an apartment block of considerable scale and bulk which dominates the corner of the site to the north of Ravenscourt Gardens.

5.20 Every hospital site contains a wide range of ancillary buildings to provide all the necessary functions, often built with little regard to the character and appearance of the whole group. These two hospitals are no exception. Particularly unfortunate are the buildings and the chimney in proximity to the former "Oakbrook".

Ravenscourt Gardens and Ravenscourt Park

5.21 The statutorily listed two-storey semi-detached stuccoed houses in Ravenscourt Gardens combine to form a group of great charm. Dating from the mid to late eighteenth century the original front boundary railings have unfortunately been removed from all the properties.



Listed properties in Ravenscourt Gardens.

5.22 Nos. 2-30 are semidetached two storey houses in stock brick with red brick quoins and window arches. The bays have steep hipped roofs (Nos 18 and 20 have a straight gable). Some have decorative floral motifs between the ground and first floor bays. Nos 32-42 are of grey bricks with decorative quoins and segmental arches.

5.23 The properties in Ravenscourt Park(Road) follow a similar pattern with a two storey terrace and three two storey properties generally built of stock brick. Frank Douglas Court, a large block on the corner of Ravenscourt Park was designed by Burnett, Tait and Lorne (1973) and picks up the footprint of the listed houses in Ravenscourt Gardens to produce elevations of an appropriate scale. This together with the Edwardian Mansion block provide a strong edge to the street. Opposite Derwent Court is a modern block of maisonettes of a scale appropriate to the mansion block development to the west. Christopher Whall's stained glass studio is at No.1 and Nos. 20-24 are of some interest.

South of the Railway

5.24 Between Ravenscourt Avenue and the western most entrance to the Park itself stands a good Victorian terrace at Nos. 248-258 King Street (BOM's), which retains exuberant stucco detailing above projecting shop fronts. This with the elegant stucco of Willoughby house, No. 260 King Street dating from about 1840, and the subdued Gothic of No. 16 Ravenscourt Avenue forms a very appropriate backdrop to the southern end of the park.



Nos. 248-258 King Street, locally listed.

5.25 Ravenscourt Avenue, the original drive to Ravenscourt House provides another entrance into the park and contains a variety of properties ranging from the single storey commercial/retail units with their original fascias and pilasters on the western side to the 19th century terraced properties on the eastern side. There are views west to No. 16, by George Saunders (1869) who

designed the West London Hospital, which was built as a vicarage for St. Peter's but is now a school. Of a good design, it is little altered, and is complemented by the modern sensitively designed infill development, in its grounds. Particularly noteworthy, when seen from Ravenscourt Avenue, are the freestanding horse shoe chimney stacks at the rear of Nos. 248-258 King Street.

5.26 Properties on the King Street frontage are generally occupied by small scale businesses. This produces a diversity in shop front and facade treatment which is a noticable feature of its character. The slight curve in the road alignment with the mature street trees produces a particularly pleasing vista westwards.

5.27 The earliest surviving properties are Dorville Row (1761-64) of two storey's and semi-basement with prominent and generally unaltered mansards at Nos. 200-206 and Nos. 210-214 King Street. Other distinctive properties include the brick terrace at Nos. 182-198 which contains some shop fronts which recast Victorian styling into a modern idiom in an acceptable way. Further west, the Polish Social and Cultural Association has a strong presence on King Street which is out of keeping with the area, and its ponderous rear elevations disrupt the domestic scale of neighbouring side streets.

5.28 There are some shop fronts worth retaining and restoring in this section of King Street including No. 232 which has an arched corner entrance (its original fascia behind the modern one), and No. 236 which is double fronted. There is some good detail to the shop fronts in the terrace at Nos 248-258.

5.29 The southern end of Ravenscourt Road exhibits much of the charm of the streets more closely associated with Ravenscourt Park. A pair of villas and one half of another with distinctive triangular pediments on the west side face a substantial mid-Victorian terrace with full height rusticated pilasters supporting a strong cornice.

5.30 Ravenscourt Park Station makes a valuable contribution to the Conservation Area. It is generally of the late nineteenth century period and has decorative stone pilasters with red brick infill. The railway arches are built of stock brick and have good simple decorative features. Opposite the station the West End Baptist Chapel (1971) a modern building with steeply sloping copper roof, contains several stones from the earlier chapel in King Street.

5.31 Ravenscourt Place consists of two pairs and one single villa of two-storeys with single storey bay windows. The windows and doors have painted stone surrounds and the properties have decorative cornices and stone quoins. No.5 retains the original balustrade cornice.

Dalling Road (south)

5.32 Further east, development is more varied with a strong contrast between the prominent Ebenezer Chapel (1780) now the Salvation Army Citadel in Dalling Road, a pleasantly simple terrace of artisans cottages to the south and red brick terrace houses to the north. Generally the development is of a smaller scale which produces a more intimate character.



Former Ebenezer Chapel in Dalling Road.

5.33 There is a three storey Victorian building, formerly a bank, at Selden's Corner which defines the corner of King Street and Dalling Road well. It is of yellow stock brick with red brick dressings, painted string courses and surrounds and a fine cornice. The east side of Dalling Road generally consists of one and two storey commercial premises of a mix of style and designs. Webbs

Cottages at No. 12 and 14 are three storey late Georgian Houses with gauged arches and are of particular note.

Ravenscourt Road

5.34 Ravenscourt Road is a relatively wide street of a generally uniform appearance and height. Consisting of terrace properties and semidetached villas, the rear of the western side is highly visible from the park. The new pair of houses at the northern end successfully reflects the general appearance and character of the street.

5.35 No. 41-93 Ravenscourt Road, a three-storey terrace with basements, constitutes the most substantial early development on the east side of the Park. Of significance are the stucco detailing, the frontage walls and piers. Near the station at No. 9 there is a blue plaque commemorating Christopher Whall.



Part of terrace (Nos. 41-93) in Ravenscourt Road.

5.36 Nos. 86-98(even) and 95-101(odd) are pairs of mid-Victorian houses of two storeys. Built of stock brick, they have rendered surrounds to windows. The porches have Doric columns and decorative balconies above. Nos. 46-68 are generally two-storey and of a similar period, though slightly overshadowed by the neighbouring Flora Gardens, as are Nos. 30-38 (even) and to some extent 15-19 (odd). These are three-storey with basements in stock brick with rendered ground floors. Clyde Villa, No. 98 is a three storey detached house of the same period.

Wingate Road and surroundings

5.37 Between Ravenscourt Park and the eastern

boundary of the conservation area south of Goldhawk Road lies a small area where the scale of development is more intimate than its immediate surroundings. They follow a more organic street pattern than their surroundings based on the form of the former Paddenswick Green which was built up on in the 19th century. The introduction of housing on the former works site in the block defined by Goldhawk Road, Paddenswick Road, Wingate Road and Wellesley Avenue reinforces the residential character of this area.

5.38 Paddenswick Road is a relatively wide street lined with terraces or paired villas in stock brick with stucco detailing, dating from 1830-1860. The front gardens to these properties are particularly important to their mature and relaxed character.

5.39 The houses in the remainder of this neighbourhood display a range of styles and facing materials which with the considerable level of enclosure provided by the short and winding road network produces a small district of great charm. The variety in detailing, materials and styles produces a rich townscape of a domestic scale. Boundaries are generally defined by low brick walls with railings or hedges above, or as in Wellington Terrace by railings.

5.40 Nos. 32-38 and 44-66 (even) Paddenswick Road are two or three storey paired properties built of stock brick with decorative segmental arches to windows and semi-circular arches to doors. There are decorative brackets to the eaves and some have ornamental cast-iron features and railings to the windows. Stone quoins can be seen on some properties.

5.41 Nos. 29 & 31 Paddenswick Road date from the 1820's, and Nos. 33-39 (odd) date from about 1832. They are houses of particularly good quality with pilasters to the entrance door and rubbed arches over windows and doors. Nos. 41-45 is a later two storey stock brick terrace with bay windows having decorative painted stone surrounds.

5.42 The Curtis Warehouse, No. 29 Paddenswick Road, (Housing Trust Offices) is a four storey 1930's warehouse with stone treatment to the ground floor and red brick above. The painted metal windows remain and are an important feature of this building style. Paddenswick Court is a three storey block of local authority flats built in the 1930's. Of a competent design it relates well to the scale of its surroundings and retains its original features.

5.43 Nos. 2-20 Paddenswick Road are generally three story mid-Victorian terraced properties with basements. Built of stock brick they have painted stone dressings to the bay windows and front doors.



John Betts School, listed Grade II

5.44 The larger developments such as the Church of the Holy Innocents, John Betts Primary School and former warehouse (see 5.42) on the Wellesley Avenue corner form strong features in the street scene which give identity and provide variety and form in the townscape.

5.45 The Church of the Holy Innocents (1890-91) is listed Grade II. Designed by James Brooks in the Gothic style, it is constructed of red brick with stone dressings. John Betts School, also listed Grade II, was built in 1859 as a charity school and endowed by the John Betts Charity. It was designed by George Burn and built of stock brick with stone dressings.

5.46 Nos. 1-8 Wellesley Avenue are two storey small scale terraces built of stock brick dating from the early to mid 19th century. No. 6 has an

interesting balcony feature. Holly Villas are two storey and built of stock brick with two storey stuccoed bay windows.

5.47 The southern side of Wellesley Avenue consists of a mixture of properties and the flank walls of properties in neighbouring streets. These include a three storeys 1960's block and two two-storey terraced properties from the mid-19th century. Nos 13 and 14 are an unusual pair, the former built in the 1930's and the later a Tudor style which appears adapted from an existing building in the inter-war period. The north side is known as Holly Villas.

5.48 The finest houses are to be found in Wingate Road. Wellington Terrace, 2-34 Wingate Road is an exceptionally attractive terrace of stuccoed properties with delicate detailing around semi-circular headed openings and at cornice level. The original railings can be seen in front of No. 40 and many properties have railings in place along their boundary.



Wellington Terrace, locally listed.

5.49 The most obvious problem facing Wellington Terrace in design terms is the incompleteness of its decorative parapet, most particularly the boldly-modelled terraced title in the centre. The remaining houses in this street are attractive paired villas in stock brick and stucco, the shallow pitched roofs of which have occasionally compromised by insensitive dormers.

5.50 The Hermitage (1880), on the western side of Wingate Road is two storey and built of stock brick in the 'Queen Anne' style. The other

properties in the street are of a uniform appearance which is important in defining the townscape. Nos. 1-29(odd) and 36-46 (even) are late 19th century two storey semi-detached villas. Interesting features include entrance porches decorated with Corinthian capitals, arched front doors and windows, and bay windows to the ground floor. No. 1 retains its original railings and substantial rendered piers.

5.51 The Angelsea Arms P.H. on the corner of Wingate Road and Wellesley Avenue, was built about 1862 and is probably named after the first Marquise of Anglesey. Nos. 31 & 33 Wingate Road are of a similar date to the above properties and are of a simple design with stucco detailing. They abut onto the street in contrast with the other properties which have front gardens. Many of these latter properties have mature planting which together with the street trees helps soften the street space.

5.52 Dorville Crescent consists of two main building types. To the north there are two storey late Victorian terraces built of red brick with decorative stucco bay windows and painted stonework. To the south there are generally three-storey terraced properties built of brick with decorative Corinthian capitals with painted stone reveals to the bay windows. They also have decorative bracket and ballustrading details. Nos. 15-21 have the original low rendered wall with railing panel details.

5.53 The Evangelical Church and Parish Hall in Dalling Road date from 1870 but were rebuilt in 1905. The Church retains its original windows and has granite columns with corinthian capitals to the main entrance. These are adjoined by a mid-19th century two-storey terrace with arched doorways and segmental arches. This is followed by Rosedale Terrace, an Edwardian development of purpose built flats with projecting bay windows and triangular pediments. The eastern side of the street within the conservation area is finished by a late nineteenth century three-storey terrace built of stock brick with shopfronts at the ground floor.

5.54 Nos. 125-133 Dalling Road (1873) are built of stock brick. They are two-storey and double fronted with good decorative details. Nos. 135-139 have a stuccoed ground floor and projecting bay windows. Nos. 143-151 are late Victorian terraced properties with a projecting feature dormer in the roofs and good decorative details. They have two-storey rectangular bay windows with hipped roofs. Nos. 166-174 (even) are two-storey artisan's cottages built of gault brick with red brick detailing. Lilian Villas were built in 1879.

Goldhawk Road

5.55 This route forms a strong edge to the sub-area and consists of a mixture of residential and commercial uses. The commercial uses are mostly located within converted residential properties. The townscape value of the buildings in Goldhawk Road lies in their historic value as the remains of the 19th century frontage, and this is reflected in their status a Buildings of Merit.

5.56 The street has a spacious feeling with views between paired villas and properties. This is particularly important along Ravenscourt Park where the houses are given a green, almost rural setting.



Nos. 229- 237 Goldhawk Road, locally listed.

5.57 Goldhawk Road (thought to be on the line of a Roman Road) was the focus of considerable early development in the area. This has resulted in a variety of houses, some now forming terraces of stock brick with stucco details immediately north of Ravenscourt Park, whilst others remain as late Georgian houses south of the junction with