

Stamford Brook Road. Later developments include substantial paired villas in stock brick east of Paddenswick Road, many with ironwork detailing, and the terrace at Nos. 242-254 Goldhawk Road. No. 305 Goldhawk Road has a good Victorian shopfront.

5.58 Though in fairly poor repair Nos. 242-252 Goldhawk Road is important in closing the vista from Paddenswick Road. The Seven Stars public house (now in a poor state of repair) is a good corner building of three storeys dating from 1887. It is on the site of the Half Moon and Seven Stars which was owned by John Dorville and is documented back to 1760. It has much interesting detail including the brickwork, parapet and chimney, and paired pilasters to the ground floor. The single storey shops on the opposite side of Paddenswick Road form a continuous edge to the corner and together these properties are important in defining this junction.

5.59 To the north of Goldhawk Road, beyond the old Citroen garage is an area of mid to late 19th century terraced housing and villas. Of particular interest are Nos. 2 & 4 Greenside Road. They have stucco facades with the side gable facing the street with good simple detailing. The focus on this side is the Polish Church of St. Andrew Bobola, the tower of which is evident from Goldhawk Road. Built of stone in 1870 as St. Andrews Presbyterian Church it has a good modern extension facade to the east.



The Church of St. Andrew Babola, locally listed.

5.60 The conservation area also includes part of Askew Road. Starch Green, between Askew Road

and Ashchurch Road, with its mature tree is attractively treated and is important in forming the setting of the surrounding Buildings of Merit. Starch Green is so called because there was once a laundry or laundry ground here.

5.61 In Askew Road near the junction with Goldhawk Road is the late Victorian Kings Parade of three-storeys, now with modern shopfronts. Built as a set piece it has corner tower features and a central pediment. The unity of this parade has been lost by some unsympathetic alterations.

5.62 To the north of the parade, along Askew Road, are mid 19th century properties. No. 215 is a villa c. 1830 which has been converted into a public house. This is now called The Eagle and was formerly known as The Lady of The Lake. It has a symmetrical stucco facade with pilaster and cornice detailing and two large hanging lamps. This is adjoined by a short terrace of three storeys built in stock brick.

5.63 Unfortunately, unlike the majority of this sub area, numerous properties in the Askew Road and Green Side Road area have had replacement windows of an unsympathetic design. This has a particularly damaging effect on the character of the terraces.

5.64 The bend where Goldhawk Road turns south to join King Street is given greater definition by the three-storey 1930's building which helps define the bend. To the west is Stamford Brook Road, on the southern side of which there are paired villas at No.9-11 and No.17-23 listed Grade II which are in varying states of repair. The mid 19th century cottage No.15 is also listed and is a "Cottage Orne" of urns and flints with brick quoins and dressings.

5.65 The Queen of England P.H., on the corner with Stamford Brook Road (now the Brook) dates from 1926 and was designed by G G MacFarlane. It is on the site of an earlier building which was owned by George Scott's daughter in the 19th century. It is documented back to 1844.



Former Queen of England PH viewed from Stamford Brook Road.

5.66 The frontage opposite Queen Charlotte's Hospital remained largely undeveloped until the last quarter of the 19th century when substantial houses with Gothic details were built. These are double fronted and have dwarf spires above the bays. On the eastern side of the road next to the railway bridge, No.375 is an early 19th century villa, now The Raven P.H., with a turn of the century pub front of a simple design with good tile detail. The Raven P.H. is documented back to 1839 and may be older. It was probably extended between 1869 and 1894. The name relates to 'Ravenscourt'.

B VICTORIAN HOUSING NORTH OF GOLDHAWK ROAD

5.67 This area encompasses the earliest developments in the conservation area north of Goldhawk Road containing a variety of terraced developments. Its character is derived from the uniform appearance and particular detailing and features of each terrace. Some post war development has taken place within the terraced fabric though this is limited and respects the scale and height of the surrounding development.

5.68 Modern developments, concentrated within this area on the north side of Goldhawk Road east of Stamford Brook Road are of a functional design and whilst unobjectionable in their own right do not present a consistent townscape in such a prominent and well trafficked location. John Betts' House, has been altered recently by the addition of a mansard roof with dormers. This has helped form some enclosure to the western arm of Goldhawk Road.

5.69 In general, the houses are substantial paired villas or are in terraces often arranged to produce that effect. The most impressive can be found in Ashchurch Park Villas. The majority of the properties retain their original windows and doors which are important in defining the quality and character of the area.

5.70 As development proceeded northwards the style and character of the housing grew more perfunctory. Brick predominates with stucco dressings but red bricks creep in as do Gothic details. Many houses exhibit decorative brickwork banding and rooflines become more ornate with hipped roofs over projecting bays.

5.71 Boundary treatments are important throughout the whole sub-area in defining the street space and the setting of the properties. These are generally low brick walls with railings above, many properties also having hedges. Also of importance are the street trees which soften the street scape and help define the more suburban character of the area.

Ashchurch Grove

5.72 The east side of Ashchurch Grove contains housing developments and the Church of the Holy Ghost which relate more closely to the Edwardian developments to the west.



Church of the Holy Ghost and adjoining terrace, locally listed.

5.73 Nos. 28-33 are two storey with an attic floor with dormer windows arranged in semi-detached pairs. They have stucco quoins to windows and decorative capitals and columns to porches. Nos. 34-42 are a two storey red brick



Nos. 20-26 Ashchurch Grove, locally listed.

Edwardian curved terrace with an attic, decorative timber bay windows at ground floor level and timber balcony details. Nos. 47-49 are two storey with attic floor with a decorative dormer. They are built of red brick in an Edwardian style.

5.74 Nos. 8-27 are two storey terraces arranged in pairs dating from 1870. Built of stock brick they have two storey bays and stucco surrounds to windows. There is a decorative stucco pierced parapet which is missing in some properties. This can be seen echoed in the original boundary wall detail remaining in front of many properties.

5.75 At the end of the road is the Orchard Tavern which dates from the late 1860's and was adjacent to Orchard Terrace. Built of stock brick the upper levels have decorative stucco quoins, cornice and brackets. The ground floor has pilaster details and good Victorian glass within the original timber frame. This property turns the corner into Ashchurch Terrace.

Ashchurch Park Villas.

5.76 The majority of the properties date from 1870. Nos. 1-15 and 17-24 is a two-storey terrace arranged in pairs. Built of stock bricks they have good stucco detailing including door and window surrounds and parapet. Nos. 25-32 are detached double fronted houses with double two-storey bays having rusticated stucco ground floor and stucco to first floor bays.

5.77 Development is brought more up to date by the three blocks of flats at Nos. 33-38 which in their restrained detailing and appropriate materials are satisfactory within their fine Victorian surroundings.

Ashchurch Terrace

5.78 Nos. 1-6 and 10-14 is a three-storey terrace, four-storeys at the ends. Built of grey brick there are good stucco details. Nos. 15-22 is a two storey terrace arranged in pairs dating from 1870. Built of stock brick it has two storey bays and good stucco detailing. The Shrubbery is a detached Victorian villa with stucco bay windows and bracketed eaves. There is a free standing doorway (serving No.24 Ashchurch Park Villas) with curved pediment on brackets, and cast iron panels to the door.

Rylett Road and Binden Road

5.79 Rylett Road and Nos 1-23 (odd) and 2-28 (even) Binden Road consists of two-storey brick houses with bay windows designed as semi-detached pairs. There is much decorative brickwork including redbrick string courses and window arch details incorporating Corinthian capitals and various decorative devices such as metal finials and urns on the front edge of some party walls. The eaves facing the road are decorated with rendered Corinthian motifs.



Properties in Rylett Road.

5.80 The majority of the bays have decorative pointed slate roofs known as Napoleon Hats some with their original cast iron decoration. These bay roofs have been constructed merely for show above attractive plaster cornices.