

1 INTRODUCTION

1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that every local 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 them as conservation areas. The Borough has 43 such areas designated over 22 years, of which Walham Grove Conservation Area is one.

1.2 Once an area has been designated, certain duties fall on the local authority; in particular under section 71 of that Act whereby the local authority must from time to time formulate and publish proposals for the preservation and enhancement of those 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” aims to give a clear definition of what constitutes the special architectural or historic interest which warranted the designation of the area as a Conservation Area. It also includes some broad design guidelines which will aid all concerned in their efforts to preserve or enhance the character of the conservation area.

1.4 Each profile document is intended to form a sound basis, justifiable on appeal, for development control decisions and for the guidance of residents and developers.

1.5 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 and other local groups. Policy documents for the preservation and enhancement of individual conservation areas may be prepared and will be the subject of local consultation.

1.6 The profiles and subsequent design guidelines will be 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 EN1 relates to conservation areas and makes specific reference to the Character Profiles. They will constitute material planning considerations in the determination of planning applications.

1.7 The Government has given guidance to local authorities on how to operate the legislation in their Planning Policy Guidance document (PPG15), entitled “Planning and the Historic Environment”. Here we are reminded that the prime consideration in identifying conservation areas is the quality and interest of areas rather than that of individual buildings. 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. This would include the historic layout of property boundaries and thoroughfares; a particular ‘mix’ of uses; characteristic materials; appropriate scaling and detailing of contemporary buildings; the quality of advertisements, shopfronts, street furniture and hard and soft surfaces; vistas along streets and between buildings and the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. The Secretary of State therefore intends that conservation area legislation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation area 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 being designated continues to grow their designation is increasingly 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 which warranted the designation of every conservation area.

1.9 In line with the guidance given by both the Government and English Heritage, therefore, 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:-

- the origins and development of the street patterns, the lie of the land;
- archaeological significance and potential of the area, including any scheduled monuments;
- the 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;
- the character and hierarchy of spaces, and townscape quality;
- prevalent and traditional building materials for buildings, walls and surfaces;
- the contribution made to the character of the area by greens or green spaces, trees, hedges and other natural or cultivated elements;
- the prevailing (or former) uses within the area and their historic patronage, and the influence of these on the plan form and building types;
- the relationship of the built environment to landscape/townscape including definition of significant landmarks, vistas and panoramas, where appropriate;
- the extent of any loss, intrusion, or damage that has occurred since designation;
- the 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 Walham Grove Conservation Area was designated in 1975.

3 BOUNDARIES

3.1 The conservation area boundary can be seen on the plan on page 8.

3.2 The boundary of the Walham Grove Conservation Area includes the curtilage of most of the properties within Walham Grove, extending on the north side from, and including Walham House at the west end to the Harwood Arms at the junction with Farm Lane at the east end. On the south side it extends from, and includes, No. 58 to the west and No. 27 to the east.

3.3 It is partly bounded to the north east by the Sedlescombe Road Conservation Area and to the southwest by Walham Green Conservation Area.

4 BRIEF HISTORY OF THE AREA

4.1 The site of Walham Grove, in the 19th Century, was allotments and market gardens owned by the Harwood family. Colonel Harwood lived at Waterslade Court that stood between Harwood Terrace and the New Kings Road. Harwood Road was subsequently driven through part of the estate. The adjoining streets, Kempson Road, Blake Gardens and Tyrawley Road are all named after members of the Harwood family.

4.2 The Walham Grove development was commenced about 1862. The landowners were Edward and Anne Harwood and a Harwood family trust consisting of George Streater Kempson, Alexander John Macpherson, Alexander MacDonald Fotheringham and Arabella Harwood.

4.3 An examination of the deeds of No. 40, dated 1868, show that the developer was Frederick Augustus Penney and the builder was Charles Henry Wootten. Further deeds would need to be examined to establish whether they were the developer and builder of the whole of the Grove.

4.4 By the time of the 1894-96 Ordnance Survey, the development of Walham Grove was complete. Nothing remains of the agricultural use and the land has remained predominantly residential since.

5 CHARACTER AND APPEARANCE

5.1 Walham Grove is a short street, lined with terraced and semi-detached dwellings. It is surrounded by streets, outside this designated area, which are similar in layout, but which lack the unity of this development. The mature trees, including Planes lining either side of the street contribute significantly to the character of the area.

5.2 The properties within the Walham Grove Conservation Area are predominantly in single-household residential use which is the characteristic land use in the area. Other specific uses include a former church building which is now partially converted and currently occupied as a business college, Walham House (now a Solicitors Office) and the Harwood Arms Public House.



View of south side of Walham Grove including former church

5.3 The area is exceptional in that it is remarkably intact, with a high level of conformity of appearance within the conservation area. The majority of the 19th Century built form remains intact and street views have remained almost unchanged since the development of Walham Grove (Many of the minor disfigurements are easily reversible).

5.4 The houses on both sides of Walham Grove are built of Cambridgeshire gault brick and the characteristic roofing material is Welsh slate. Many properties still retain the original exposed brickwork although a number of facades have been painted in a variety of white and cream

shades. Original chimney stacks and terracotta chimney pots remain in most cases.

5.5 On both sides of Walham Grove, joinery details, including windows and entrance doors, are mostly original or in a form similar to the original. Front facades are fenestrated by large wooden sliding-sash windows with heavy decorative arched surrounds and are consistently painted white throughout. The majority of the front doors are panelled and retain arched or rectangular stained-glass fanlights.

5.6 The original iron railing boundary treatment still remains almost entirely along both sides of Walham Grove, which promotes the unity of the group of properties and enhances the uniformity of the streetscape. The distinctive arrow-head railing design contributes significantly to a strong visual character of the area. Front gardens are generally well planted with specimen trees and evergreen shrubs.

5.7 In a small number of cases, this uniformity is broken, for example, on the north side at No. 14, where the railings have been removed or recessed allowing a hard standing to be created for a single car parking space, and on the south side at No. 40. This creates a break in the characteristic uniformity of front boundary railings.



Original boundary railings

5.8 Many of the original cast iron rainwater gutters, hoppers and downpipes have been replaced with moulded plastic sections which rarely match or compliment the remaining original features.

5.9 There are distinct differences in design characteristics to the properties on the north and south sides of Walham Grove.

North Side

5.10 The houses on the north side of the Grove, Nos. 1-16 & 19-26 (consec), are locally listed (Buildings of Local Merit - BOM's). These are linked semi-detached dwellings built in the 1860's to an identical design. The houses are of two storeys and semi-basement, with stepped access at raised ground level to linked flat-roofed entrance porches, with separate entrances to basements beneath.

5.11 A distinctive feature is the alternating rhythm of the double fronted semi-detached houses. The building line is set well back from the rear edge of the pavement. All these details create an impressive and elegant townscape. The houses have hipped roofs divided by a party wall and single chimney stack.



North side of Walham Grove

5.12 Recessed infill extensions, above the entrance which link at first floor level, are evident. Properties which have had such extensions include Nos. 22 to 25 (consec). Such alterations are detrimental to the character of the area which, on this side of the street, is derived predominantly from the unity of the semi-pairs.

5.13 The exception is no. 17-18 which has been redeveloped (post-war) as a single building most probably as a result of bomb damage. The three storey deck access dwelling has been altered so that the front facade reflects the traditional

fenestration and front door seen in other properties. The absence of entrance steps is apparent as is the differing floor and eaves levels, though the overall effect is in keeping with that of the street.

5.14 Walham House, at the junction with North End Road, is a late 19th century detached two storey building with basement with access at ground level. The iron railings fronting the property appear to be original, although they are painted red, which is incongruous with the rest of the streetscape. The building is rendered to first floor level with brickwork above. The whole facade is painted, with key stones, sills, brackets and moulded surrounds picked out in white. The slate pitched roof remains unaltered.

5.15 The Harwood Arms (BOM) is first recorded in the Rate Book in 1866. The Pub may take its name from either Colonel Harwood who lived nearby or William Harwood, the market gardener. It is a three storey Italianate building predominantly faced with gault bricks, but heavily detailed with rendered piers, corner quoins, window pediments, bracketed cornices and roof parapet.



The Harwood Arms, locally listed