

**5.16** At ground level both the south and east facades are rendered. Piers form shallow arched openings for fixed-light windows and entrance doors. At first floor level the south facade is fenestrated by tall timber sash windows decorated with rendered reveals and architraves. Imposing curved pediments, supported on ogee brackets, crown the flat arch window heads. The east facade is identical except there are blind windows with infill brick panels. This appears to be as originally constructed. The scale of both facades diminishes at second floor level where the windows are similar but have curved arched heads. All window sills are supported on moulded brackets.

#### **South side**

**5.17** The houses on the south side (BOM's) are terraced, with independent access to the basements beneath. A distinctive feature of the south side of the street is the extent of the terrace which is unbroken from No. 27 to the church. This contributes significantly to the character and appearance of the conservation area.



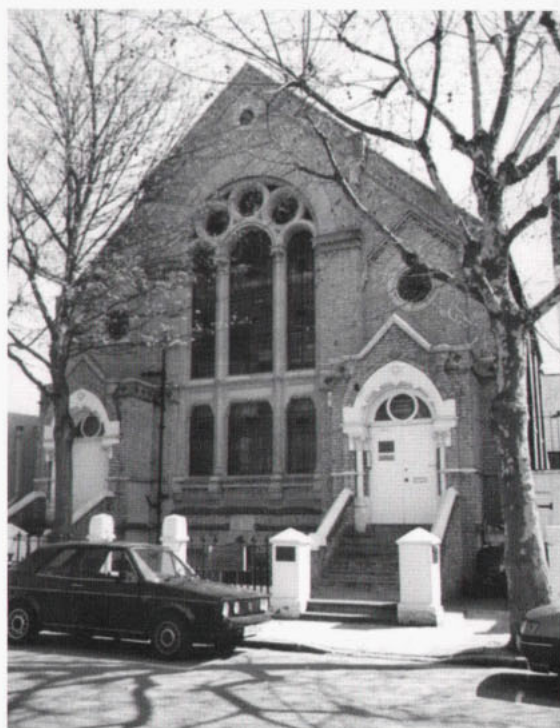
*View of south side of Walham Grove*

**5.18** No. 52 is a storey higher than the other properties and has a bay window at basement level to 1st floor level. Situated at the end of the terrace next to the church it is not readily identifiable as different within the terrace. It appears to have been altered at some time and this type of extension would not be considered appropriate today.

**5.19** The majority of alterations to the properties on the south side of the road comprise

mansard roof extensions, which alter the roofline and original character of the buildings. In general, the windows in the mansard roofs have wide dormers with five rectangular windows. Some of the more recent extensions have a more appropriately proportioned eight paned dormer which is considered to be more sympathetic to the character of the area.

**5.20** The church (BOM), built in 1865/66, is a good example of Early Arts and Crafts architecture. Constructed on the same building line as the adjoining properties, it has a symmetrical facade with twin Gothic porches on either side of a central Romanesque window. The yellow stock brickwork, with dressed Bath stone parapet copings, is finely detailed and layered to relief model the facade. The central window, divided into three lights with semicircular arches above, dominates the facade. The two pilastered stone window mullions have ornately carved Corinthian capitals. The window is glazed in clear leaded lights incorporating stained glass motifs.



*Converted church, locally listed*



North End Road

Walham Yard

Eustace Road

Armada Road

Knivett Road

Walham Grove

Farm Lane

Club

Children's Home

Works

Garage

Staley House

Walham Grove

337 to 346

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North End Road

WALHAM YARD

EUSTACE ROAD

ARMADALE ROAD

KNIVETT ROAD

Club

Childrens Home

FARM LANE

WALHAM GROVE

Works

Garage

Stoney House

Farm Lane House

Old Peoples Home

FARM LANE

WALHAM GROVE

Tank

Key

Building of Merit

Area of Archaeological Importance

Tree Preservation Order

Conservation Area Boundary

Drawing No. 56050/09/01

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London Borough of Hammersmith and Fulham  
LA086398/99/34

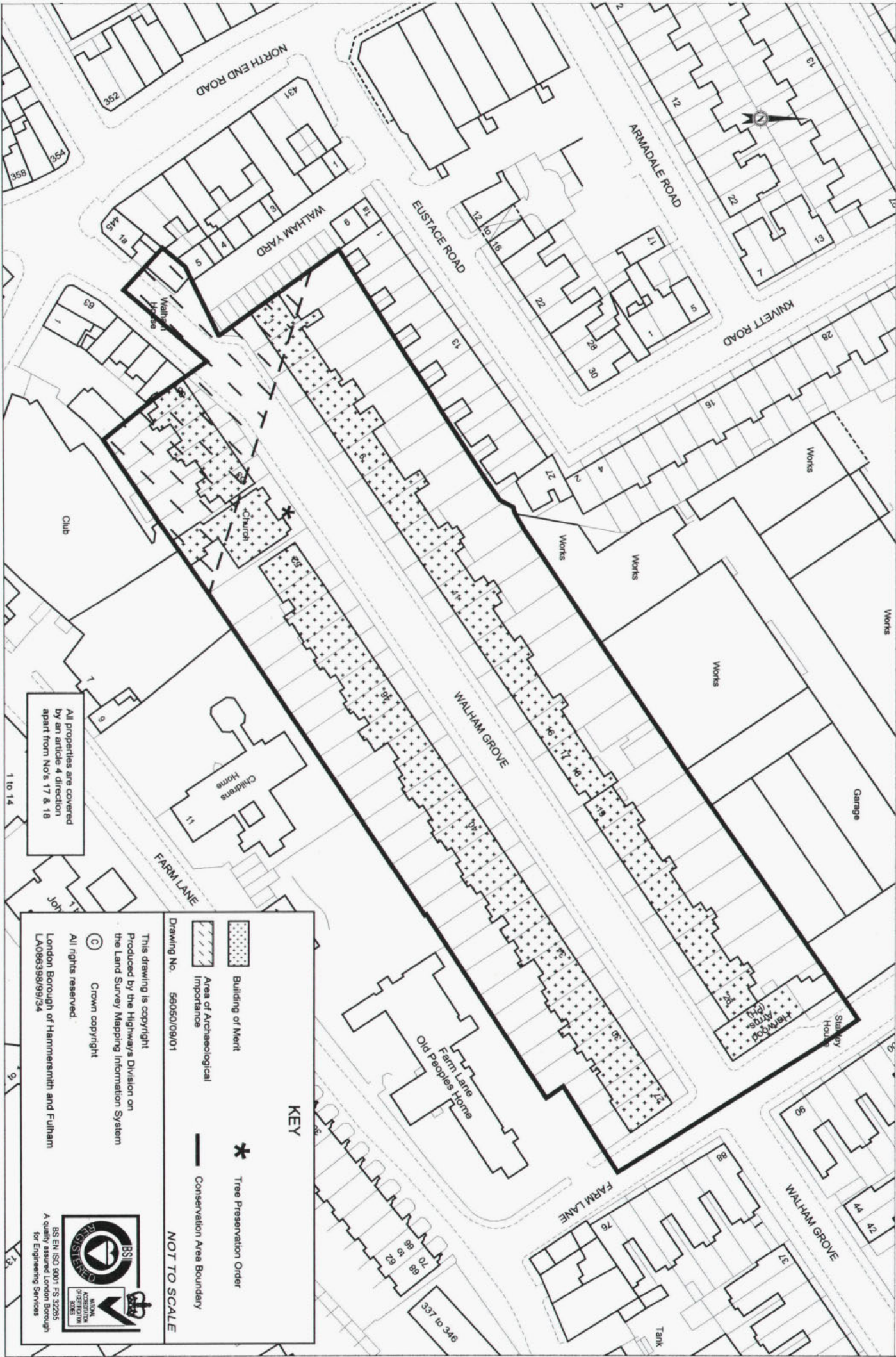
BSI  
REGISTERED  
A QUALITY ASSURED LONDON BOROUGH  
FOR ENGINEERING SERVICES

BS EN ISO 9001 FS 32265  
A quality assured London Borough  
for Engineering Services

NOT TO SCALE

All properties are covered  
by an article 4 direction  
apart from No's 17 & 18

1 to 14

[illegible]



## **6 BROAD DESIGN GUIDELINES**

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**6.1** The previous section described the character of the conservation area looking at individual buildings, groups of buildings and the general townscape. This section identifies key components which define the character, or those which affect it, suggesting broad design guidelines to deal with each one.

**6.2** Piecemeal changes to individual properties, when considered cumulatively, can have a severely negative affect on the special character and appearance of an area. The following section outlines factors the Council considers to be important in preserving the character of an area through encouraging good practice. Not all the alterations and works listed below require planning permission or conservation area consent.

**6.3** In respect of the highway and its infrastructure the constraints on local government expenditure and the duty to maintain a safe surface means that priority can not be given to providing historical materials or upgrading or altering street furniture.

### **Uses**

**6.4** The balance of uses within a conservation area are important in defining its character particularly if they reflect the historic development of the area.

### **Alterations to Buildings**

**6.5** The character of the conservation area is derived from the groups of terraces and their uniform appearance and form. Alterations to buildings can have a particularly damaging effect on this destroying the homogeneity. The massing and rhythm of the buildings within a street is a key element in defining its character. Extensions and alterations to properties should not visibly affect their scale, rhythm and massing when seen from the street or any public space and should not be excessive additions to the properties.

### **Disabled Access**

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

### **Roof Extensions**

**6.7** Front roof extensions are generally considered unacceptable and will only be considered if the property is within a terrace which has been significantly impaired by front roof extensions. The northern terrace has not been significantly impaired by front roof extensions. The southern terrace has been significantly impaired by front roof extension and any proposed front roof extension here should follow the design of that at No. 37.

**6.8** 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 affect on the character of the conservation area.

**6.9** 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.

**6.10** Existing rooflines should not be disturbed. Original features such as decorative ridge roof tiles, finials, cast iron gutters and down pipes, original roofing materials and their pattern should all be retained.

**6.11** Chimney stacks which are visible from the street or public spaces should be kept. Original

chimney pots should not be removed.

**6.12** Modern additions such as satellite dishes, T. V. aerials, rooflights and vents should be as inconspicuous as possible. Enclosed water tanks on roofs should be avoided.

### **Rear Extensions**

**6.13** The design and materials of rear extensions should be in keeping with the existing property and all planning standards in the Unitary Development Plan should be met. When they require planning permission rear extensions will be considered on their own individual merit.

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

### **Brickwork, render and painting**

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

**6.16** Existing brick elevations including chimney stacks should be properly maintained and appropriate repointing undertaken where necessary. If a property has been painted advice should be sought regarding the removal of the paint or the property should be repainted a brick colour to match the colour of the original brick.

**6.17** On properties which are already rendered or have stucco mouldings these should preferably be left in their original state and specialist advice should be sought where re-rendering or repairs are necessary. On properties where render or stucco is painted, it should be repainted an appropriate colour (or colours) i.e. white, pale or pastel shades rather than vivid colours.

### **Windows and original features**

**6.18** Original architectural features such as timber sash windows, panelled doors, decorative stucco, moulded window surrounds, door cases, and historic shopfronts should be maintained and repaired wherever possible. Where renewal is unavoidable or features missing, owners are

encouraged to reinstate these with traditional or matching designs.

**6.19** All original features should ideally be kept. If their loss is unavoidable they should be replaced with exact replicas.

**6.20** Properties with poor replacement windows should be encouraged to change them for those of a more appropriate design when an opportunity arises.

### **Other additions**

**6.21** Gutters, rainwater pipes and soil pipes should be replaced, when necessary, in their original form and material. The use of PVC should be discouraged.

**6.22** The positioning of gas and electricity meters on external walls is to be avoided or, if absolutely necessary, their location should be carefully considered.

**6.23** The routing of external telephone, TV cables and location of gas flues etc. on external walls should be carefully considered.

**6.24** Alarm boxes should be located away from important architectural detail so as to minimise their affect on the townscape quality of an area and the appearance of the building on which they are located.

**6.25** Satellite dishes and T.V. aerials will not be permitted where they would be visually obtrusive and where alternative locations are possible.

**6.26** Further detailed guidelines may be helpful in ensuring that they do not have a negative impact upon the character of the conservation area.

### **Continuity and historic names**

**6.27** The Council considers that 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 existing



developments and their associated signage and features should be kept, and this is particularly relevant to public houses. Historic names and associations should also be taken into account in the naming of new developments.

**6.28** The Council would also like to see the inclusion of date plaques on new developments. This will provide interesting features in the townscape and points of reference for the future.

#### **Setting of the conservation area**

**6.29** 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 the character and appearance of the conservation area, and should preserve or enhance it, as described in the profile.

#### **Landmarks**

**6.30** The church is a local landmark in the western end of the street though views of this in general are limited due to the street trees.

#### **Views**

**6.31** Great care is required so as not to block, or have an impact on, key views by intervening or inappropriate development. The existence, and importance of these views should help determine the permitted heights of new buildings in the conservation area.

#### **Building line**

**6.32** The frontages on either side of a street define an enclosed space which is in a critical relationship to the scale of the buildings. This relationship has sometimes been lost by redevelopment breaking the rhythm of the elevations and spaces. 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.

**6.33** There is a definite pattern of fronts and backs throughout the conservation area with

properties fronting onto the street or public space. The building line of the rear of buildings can also be important as can its relationship with gardens. This should be maintained as much as is possible throughout the conservation area.

#### **Boundary Treatment**

**6.34** The original railings remain in front of the vast majority of properties. These should be retained and the replacement of those missing in the correct design and height encouraged, particularly where they will strengthen the original uniformity of the development. The hedge planting and greenery in many of the front gardens is important in softening the street space.

**6.35** Unfortunately, several properties have no gates. This spoils the rhythm and enclosure of the street. Ideally the original gates (or railings where missing) should be returned where appropriate.

**6.36** Permission should not be granted for alterations or removal of original railings and their footings, particularly to provide an area of hardstanding for car parking at the front of properties. Owners should be encouraged to maintain railings in good repair, and to reinstate them with traditional and appropriate designs where they are missing, in a design matching the original where it is known. Where gates are required, these should match the railings.

**6.37** In streets and terraces with traditional railings, dustbin or meter enclosures should not be permitted where these would detract from the appearance of the area.

**6.38** The further excavation of front gardens to increase the light to basements should not be permitted in areas where the planting of the front gardens is an integral part of the design of the street or terrace.

#### **Landscape and floorscape**

**6.39** It is not only an area's buildings but also the spaces between them which are important to the character of an area. It is important that the roads