



HAMMERSMITH AND FULHAM HISTORIC BUILDINGS GROUP



Newsletter

No.6 September 1999

The Local List

The Group was founded in 1987 to protect the Borough's historic buildings and their settings.

First we decided to list all the historic buildings in the Borough. Members surveyed the Borough and noted not only the nationally Listed Buildings - there are over 400 of them in Hammersmith and Fulham - but also ones we thought should go on to a Local List. The Council supported this idea and there are now some 1200 buildings listed in the Unitary Development Plan on what is called the Local Register of Buildings of Merit. In addition we have listed other buildings that we think are worthy of retention.

The next step was to describe the important characteristics of the design of these buildings and research their history, finding out the date they were built and an architect or builder if one was known so that the List would have permanent historic value.

The final record was to be a photographic one - every building to be recorded showing the building as a whole and recording any particularly notable details. In some cases the street scene was also to be recorded.

Last year we raised the £2,750 needed to enable us to complete our research and put it on a database. We are very grateful to everyone who supported this appeal, individual members and local businesses. The work has been progressing steadily and we are planning to publish our new Local List containing over 2,500 buildings to mark the Millennium.

The Photographic Survey

The photographic survey of all the buildings on the List has been taking place at the same time as the historical and architectural research. It now contains about 4,000 photographs. A full set of these is to be lodged with the Borough Archives at the Lilla Huset, Talgarth Road, W6 and will be available for anyone to consult. About half the photographs are there already.

The photographic record has already proved itself useful in planning applications and enforcement.

Unitary Development Plan

The Borough is about to review its Unitary Development Plan and consider changes. The Group has suggested a number of buildings we think should be added to the Local Register including The Old Ship Pub on the Mall, Albion Terrace, (the charming row of shops in Hammersmith Grove), former Kop's Brewery (now Fulham Wharf), Putney Bridge Station and the Pill box on the railway embankment.



Putney Bridge Station

Conservation Area Profiles

The Conservation Area Profiles for the following conservation areas have now been published: St Peter's Square, The Mall, Fulham Reach, Bishop's Park, Putney Bridge, Hurlingham, Sands End, White City, Parson's Green and Hammersmith Centre. Ravenscourt and Starch Green is expected soon.

Copies are available from the Council's Planning Department at the Town Hall, King Street, W6 9JU, (3rd floor reception), price £3.50 each to personal callers or by post on receipt of payment.

In addition, there is an 'Advice to Residents' leaflet which is delivered to all households when the Profile for that conservation area is published.

The Joint Conservation Area Working Party of the Historic Buildings Group with The Hammersmith Society, The Fulham Society and the relevant Residents Associations continues to carry out detailed work on the profiles. We have worked on 24 of the Borough's 43 conservation areas so far.

As a result of this in-depth study various matters of general principle continue to be highlighted. A few examples are:

Window Design

The original design of a window is an intrinsic element in the design of a period house. The replacement of say a wooden sash window with a plastic top hung casement window can ruin not only the appearance of the individual house but also the character of a street. It is usually cheaper to repair what is there rather than replace but unfortunately the double glazing salesmen do not put it this way!

This is a problem not only with individual owners but also with Housing Associations refurbishing historic estates. The Cleverley Estate, a handsome Peabody estate in the Queen Anne style, built in 1928, has had large numbers of its windows replaced with double glazed plastic 'pretend' sash windows. Recently a much better replacement design has

been used on the Guinness Trust Estate in the Fulham Palace Road. The Group is also very concerned with the design of the replacement windows on the Old Oak Estate which is a conservation area.

In the UDP review the Borough says that it is going to 'devise conservation area policies to emphasise that developments should not harm the character or appearance of the area and to deal with small scale incremental developments and with issues such as UPVC windows'.

We welcome this but are a little sceptical as the guidance in the Conservation Area Profile for the Old Oak Estate was not followed.

Satellite dishes

There is a flurry of unsympathetically placed satellite dishes in conservation areas. We have asked the council to tighten up its enforcement action on these but also to publicise when planning permission is needed.

Street furniture and highway design

Street furniture and highway design have a considerable effect on the character and appearance of a conservation area. The Group has asked the Council to follow English Heritage Guidance on this which advocates simplicity of design and sympathetic materials. We continue to be concerned at the proliferation of materials and colours, the flurry of bollards and signs which sometimes appear without warning.



Brandenburgh House

Historic Parks and Gardens

St Peter's Square and Fulham Palace Gardens with Bishop's Park are on the English Heritage Register of Parks and Gardens of Special Historic Interest. They are not as well looked after as they should be and Bishop's Park in particular needs work in a number of areas, particularly restoration of the terra cotta balustrades. We have suggested that lottery money is sought for Bishop's Park.

We continue to resist the encroachment on the private gardens of St Peter's Square which were part of John Claudius Loudon's original design. We were very pleased in a recent appeal to have the support of the London Historic Parks and Gardens Trust on this matter of principle.

Cemeteries

We have been worried for some years about the sad state of the historic tombs and monuments, a number of them listed, in St Mary's R C Cemetery off the Harrow Road and St Paul's Church Graveyard in Hammersmith. Both cemeteries are now on the English Heritage Buildings at Risk Register.

We are also concerned at the vandalism and lack of security in Margravine Cemetery. Earlier this year 'The Times' drew attention to this widespread national problem: "Vandalism in cemeteries is raising an increasingly urgent question: Who picks up the pieces?" At the moment nobody is obliged to. The responsibility lies with the families that had the monuments erected and neither the church nor the Council is obliged to maintain the monuments even if now listed. In our Borough the Group thinks that better security would help. We are also extending our photographic record to cemeteries.

English Heritage At Risk Register 1999

Brandenburg House, (former nurses home) 116 Fulham Palace Road, W6. Nurses home built in 1905 in Arts and Crafts style. Application refused for homeless hostel, Public Inquiry October 1999

Lodge at Fulham Palace - north east of entrance, Fulham Palace Road, W6. Porters' lodge to Fulham Palace built in 1821 in an eccentric Tudor and Gothic style, in the care of the Council.

St Paul's Churchyard, Queen Caroline Street, W6. Contains three listed tombs and others of special interest, churchyard very dilapidated.

St Mary's Roman Catholic Cemetery, Harrow Road, NW10. Contains four listed memorials needing repair, old cemetery needs maintenance.

Crowthers, 282 North End Road, SW6. Large early 19th century house in need of repair and a better setting, on market for redevelopment or refurbishment.

11 Stamford Brook Road, W6. Mid 19th century house in need of repairs.

Dimco Machine Tools, (former generating station 1898/9) Wood Lane, W12. Incorporated into the White City Development scheme but with no clear long term use.

The Thames

The West London River Group, which the Historic Buildings Group together with the Hammersmith Society was instrumental in setting up, has secured the backing of the Minister for London, Nick Rainsford and the former Secretary of State for the Environment, John Gummer, to get a Landscape Strategy for the stretch of the Thames from Kew to Chelsea. This has the support of our Council and the Steering Committee has already met under the chairmanship of one of our members, Roger Weston. There is considerable development pressure on both sides of our bit of the riverside and we hope this detailed research and analysis will help to produce more sympathetic planning applications in the future

Hurlingham House

Permission has been granted for an incremental development scheme. The Group was concerned at further urbanisation of this splendid 18th century 'Gentleman's Residence' and encroachment on the grounds which are Metropolitan Open Land.

Old Plough and Harrow, King Street

The Group appeared at the Public Inquiry into building a hotel here. Although we were not able to prevent the facade being moved and raised we did secure conditions that means the facade has to be fully recorded and subsequently restored to include the original integral ceramic signage.

West London Hospital

The Group appeared at the Public Inquiry and objected to the demolition of the original hospital building built in 1870-71 and designed by George Saunders. The inspector dismissed the appeal and confirmed that the facade has to be retained as stated in the site policy in the UDP. There has been a subsequent permission for office development behind a restored facade.

Bradmore House Booklet

The Group has published a beautifully illustrated booklet about Bradmore House Queen Caroline Street, W6. This may be obtained from Deal's at Bradmore House or by post from the Chairman, 31 St Peter's Square, W6 9NW £3.50 + £1.50 P&P

Imperial Wharf

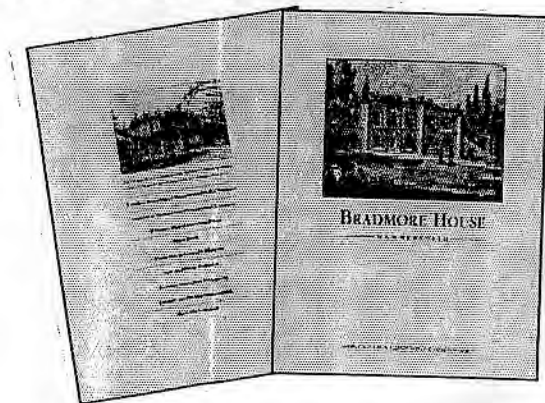
There is an appeal scheduled for October 26th. The Group is concerned to safeguard the historic elements of the Imperial Gas Light and Coke Co. which started here in 1824, in particular the dock, the Victorian wall to Imperial Road and the war memorial.

Hammersmith Embankment

The current planning application includes a 9 storey hotel which the Group is concerned will damage the setting of Hammersmith Bridge and dominate the Fulham Reach conservation area. It will also be a precedent bringing higher buildings upstream.

Craven Cottage - Fulham Football Club

There is a planning application just in for the large scale redevelopment of Fulham Football Club. This includes the demolition of both the listed Craven Cottage itself and the interior and roof of the Stevenage Road stand, the only listed football stand in the country. The facade of the stand and the turnstiles would be incorporated into a much taller modern stadium. In addition the plans propose to encroach on the river.



For further information please contact The Chairman, Angela Dixon, 31 St Peter's Square, London W6 9NW.

HAMMERSMITH AND FULHAM HISTORIC BUILDINGS GROUP

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I should like to make a donation of

Please send me copies of The Bradmore House booklet at £5 which includes P&P

£ _____

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Please send to: The Treasurer, Oliver Leigh-Wood, 21 St Peter's Square, London W6 9NW