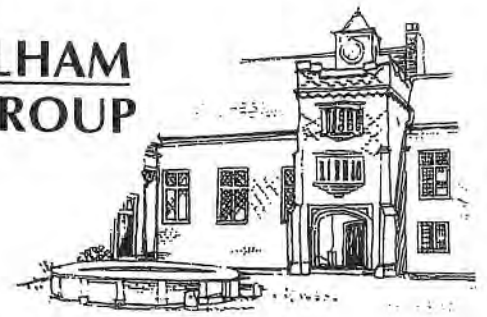




HAMMERSMITH AND FULHAM HISTORIC BUILDINGS GROUP

Newsletter



No. 8 Autumn 2002

Welcome to the latest newsletter of the Hammersmith & Fulham Historic Buildings Group. This edition is mainly devoted to our chairman's annual report for 2002. First, however, we have a couple of pieces of important news.

Fulham Palace wins lottery funding

Fulham Palace, one of the borough's most important buildings, is one step closer to refurbishment after the council won nearly a quarter of a million pounds in lottery funding and the go-ahead to apply for £2.48m more. The initial development grant of £244,000 will enable the council to put together a complex plan of restoration to support the work already carried out by the council. This plan will form the basis for the bid for the £2.48m which will enable further improvements to be made. These improvements include major structural repairs to safeguard the building's future, the reinstatement of damaged architectural features and the opening of further rooms to the public, the upgrading of the museum's educational facilities (including disabled access) and the installation of new exhibits on local history.

Historic Buildings Group chairman honoured by planners

Angela Dixon, chairman of our Group, has recently been awarded an honorary membership of the Royal Town Planning Institute in recognition of her tireless planning and conservation work in the borough – all of it carried out on a voluntary and amateur basis. Honorary membership recognises people who are manifestly not professional planners, but who have made a real contribution to planning through their own work. Dame Sally Powell, Hammersmith & Fulham council's deputy for regeneration said: 'I wish to congratulate Angela on becoming an honorary member of the Royal Town Planning Institute. She thoroughly deserves this award for all her years of dedicated environmental work in Hammersmith and Fulham and across London'.

The Chairman's Annual Report

The major areas of work this year have largely been continuations of last year's work: the borough's revised *Unitary Development Plan* (UDP), the mayor's *London Plan* and the *Thames Strategy Kew to Chelsea*. In addition, the Group has contributed to the government's consultation on the planning green paper entitled *Planning: Delivering a Fundamental Change*. These major consultation exercises are very demanding but it is essential that we try to influence them in order to forward the Group's aims and objectives.

The research work on the Historic Buildings Group's *Local List* continues as well as the detailed work on the conservation area profiles. We have, as always, been involved in specific planning applications and appeals.

Unitary Development Plan Review

As you know from my report last year the Group gave detailed evidence to the public inquiry into proposed changes to the borough's UDP. A number of the things we advocated have been agreed by the council outside the UDP procedure, for example the conservation area boundary review and the update of the riverside walk brief. The public inquiry inspector's report accepted many of our suggestions but made a great many detailed recommendations and in some cases radical proposals for re-drafting. The council has now published its proposed reaction to these recommendations. The Group has again put in detailed responses and made suggestions because there has been so much re-drafting.

One of the most radical of the inspector's proposals was to remove the local register from the UDP but at the same time to strengthen the policy on historic buildings. The council have accepted the inspector's proposal and will adopt the local register as supplementary planning guidance. Your committee feels that the new policy should give greater protection to historic buildings (though the register

may not be as accessible as now unless it goes on the council's web site). It will also mean the register can be updated more often. We have asked for an assurance that there will continue to be consultation on changes to the register.

We are pleased that the council is accepting many of the inspector's recommendations, including the addition of the view downstream from Wandsworth Bridge to the list of river views. This is something we argued for at the inquiry.



Albion Terrace, Hammersmith Grove

On the other hand, we have objected to the council's rejection of some of the inspector's important recommendations: for example, that the riverside walk should be designated metropolitan open land (something we argued for at the previous UDP inquiry), that the canal towpath should be included in the list of open spaces of borough-wide importance and that cycling policy should be dealt with in the transport section and not be included in the riverside walk policy.

The officers' response to the consultation is scheduled to go to the leader's committee in January 2003 with adoption of the altered UDP proposed for January or February 2003.

The London Plan

Earlier this year the mayor published the draft *London Plan*. The Group has been involved in consultation on the plan during the year, particularly concerning the blue ribbon zone annex which contains the detailed policies for the river and the canal.

As I reported last year the Group responded to the mayor's issues document *Towards the London Plan*. We

were particularly concerned at the lack of emphasis on the historic environment, the blanket support for tall buildings, and the lack of recognition of the *Thames Strategy Kew to Chelsea*. We stressed the importance of local character in Hammersmith and Fulham.

Unfortunately we have these same concerns about the draft *London Plan*. In addition to repeating our previous concerns, we have now suggested that there should be a new detailed section of the plan dealing with all aspects of the historic environment to be drawn up in association with English Heritage. We welcome the firmly protective policies for open space. The blue ribbon network annex contains detailed policies for the protection of the river and the Thames policy area. However at the moment there is a conflict between these policies and those of the main plan. We are concerned at the weakening of the protection of strategic and other views.

Planning: Delivering a Fundamental Change

Along with many other amenity groups, planners and local planning authorities we suggested that there was more need for tightening up the present system than a 'fundamental change'.

We supported the suggestions of a checklist for planning applications (an idea we had suggested at the UDP inquiry particularly in relation to accurate representation of the setting of an application), different time scales for minor and major planning applications though we believed that 'quality should come before speed', the abolition of twin tracking, public consultation on and access to Section 106 agreements, a more robust attitude to enforcement, reasons to be given for granting planning permission as well as for refusals, and the integration of planning permission with listed building consent (providing the requirements of listed building consent are not weakened). We pointed out the dangers of developer-organised consultation.

Conservation Areas

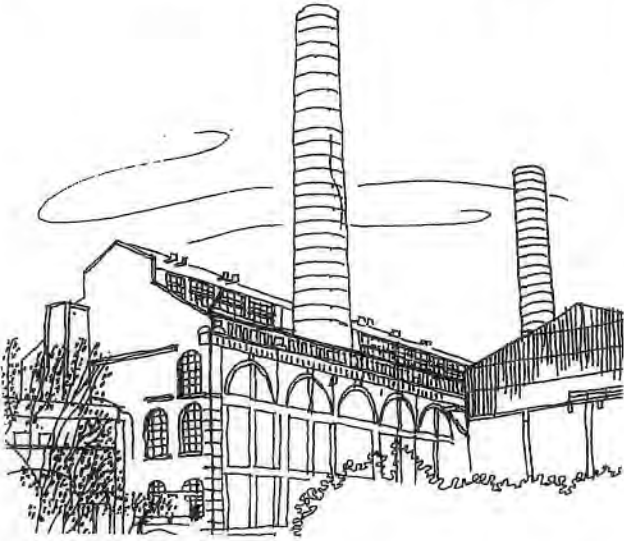
The borough has now completed the long awaited conservation area (CA) boundary review which we had requested and 20 CAs have been extended. We had proposed the extension of the Sands End CA to the borough boundary down the centre of Chelsea Creek so that the whole of the borough's riverside is protected by CA designation. The council has partly accepted this suggestion, in that the water and the riverside walk have been included in the Sands End CA, though not Chelsea Harbour and the other land on the opposite side of the railway line. Regrettably our suggestion for extending the Imperial Square CA to include all the historic buildings in the Imperial Gasworks site has not been accepted.

A New Conservation Area

I am pleased to report that the council has accepted our suggestion for the Grand Union canal, our little known historic area in the north of the borough, and declared the canal, its tow path and associated open spaces the new Grand Union Conservation Area.

Conservation Area Profiles

We now have 45 CAs in the Borough. In recent boundary changes we lost one (Old Oak Lane) and gained one (The Billings and Brompton Embankment). The detailed work of the Joint



Lots Road power station

Conservation Area Working Party of the Historic Buildings Group, the Hammersmith Society and the Fulham Society on the council's draft conservation area profiles continues. The Council has approved 28 of them so far.

Printed versions of the following CA profiles are now available from the council's Planning Department (3rd floor reception at the Town Hall) price £3.50 or by post on receipt of payment): Bishops Park, Cleverly Estate, Crabtree, Dorcas Estate, Fitzgeorge and Fitzjames, Fulham Reach, Hammersmith Broadway, Hammersmith Grove, Hurlingham, Ingersoll & Arming, The Mall, Melrose, Parson's Green, Putney Bridge, Ravenscourt and Starch Green, Sands End, St Peter's Square, Sedlescombe Road, Shepherd's Bush, Walham Grove, Westcroft Square, Wood Lane.

No new profiles have been published since last year as recent extensions need to be incorporated into the approved but not printed profiles and addenda leafed into the already published profiles. The council hopes these tasks will be completed by the end of the year. Next to be published will be Fulham Park Gardens.

Street Furniture and Highway Design

The council has now published its *Highway Materials and Street Furniture Guide*. Unfortunately it is nowhere near as detailed as English Heritage's admirable *Streets for All*, a model of its kind. We have been told that the council's guide will be reviewed regularly and we are pressing to know when the first review will take place. We hope that it will be refined and improved as soon as possible. We wait to see if the guide improves the standard and consistency of work to our streets. We continue to be concerned about the proliferation of materials and colours and about signage.

The Thames

As you know from previous reports, the Group helped to inaugurate *The Thames Strategy Kew to Chelsea*, and has been closely involved in its detailed development. The final document was launched by Nick Raynsford, minister for local government and the regions, in June (copies are obtainable from the council, price £30). The mayor has endorsed the strategy and urged boroughs involved to adopt it as supplementary planning guidance to their UDPs. Our borough has done this, which means that the strategy's policies are now a material consideration in planning decisions relating to the riverside. The Group welcomes the borough's adoption into the UDP of the recommendation that in future the minimum width of the riverside walk should be six metres.

Work has started on some of the projects proposed for our borough. The paving has been improved along Hammersmith Mall (this has recently won the Hammersmith Society's Nancy Goulden Award for 2002); a lottery bid has been made for work at Fulham Palace; and the plan for the restoration of Broomhouse Drawdock is awaiting approval from the Environment Agency and the PLA.



Hammersmith pumping station

Local Register

We were very pleased to get a number of buildings added to the local register as part of the UDP review. These included historic access points to the Thames such as Broomhouse Drawdock, the landing steps in Bishops Park and Crabtree Drawdock, the river wall at Brandenburg House including the parish boundary stone, industrial sculpture on Rowberry Mead, the reconstructed interior of the Lyric Theatre, the Thames Water Pumping Station at Chancellor's Road, 85 Richford Street (a green-pantiled 1930s industrial building), Lloyds Bank at Hammersmith Broadway, and – at last – Albion Terrace in Hammersmith Grove (Nos. 85-115), which includes the Grove Tavern.

We hope that the local register can be extended to include historic parks and gardens, as we proposed at the UDP Inquiry. Lists of gardens have been



Fulham Palace Lodge

produced by many local authorities. An initial listing should include South Park for its fine design, the Japanese garden in Hammersmith Park, Ravenscourt Park as a fine example of a villa park with a Repton-influenced design, Glendwr Garden because of its special status as a War Memorial, and Furnival Gardens as an example of an immediate post-war park. Such a list will concentrate minds on the special features and historic importance of the gardens during their on-going maintenance. We might even get our floral clock back in Furnival Gardens!

Buildings at Risk Register 2002

The borough now has seven entries on the English Heritage buildings at risk register:

- walls of the old garden, Fulham Palace, SW6 (new entry this year)
- lodge on north-east of entrance to Fulham Palace, SW6
- front boundary railings and gate, Kent House, 10 Lower Mall, W6
- 282 North End Road, SW6 (Crowther's)

- St Mary's Roman Catholic Cemetery, Harrow Road, NW10
- St Paul's Churchyard, Queen Caroline Street, W6
- Dimco Machine Tools, Wood Lane, W12

Fulham Palace, the borough's most important listed building, now has two entries on the at risk register – both in the custodianship of the council. We hope that any future lottery proposals will include the restoration of both these parts of the palace as a matter of priority.

Two cemeteries remain on the register. One of our members is doing a photographic audit of St Paul's churchyard, recording the monuments. We should be grateful for a volunteer to do the same for St Mary's RC Cemetery. We already have an audit, done by a member some years ago, of the tombs in Margravine Cemetery.

One building, 11 Stamford Brook Road W6, has been restored and taken off the register.

Unauthorised Work on Listed buildings

The Group continues to be concerned about unauthorised work on listed buildings. Interiors are of course covered by the listed building legislation as well as exteriors.

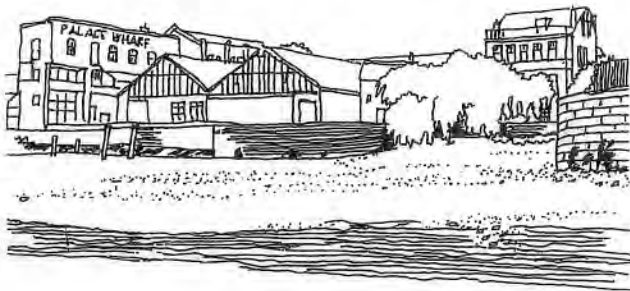
As reported in our spring newsletter, the Group appeared at the appeal against enforcement on 137 Talgarth Road, one of the listed St Paul's Studios. The appeals were refused but the owner has appealed to the high court. Meanwhile further work has continued on the building without listed building consent and the Council has been refused entry to inspect. There will be an up-to-date report at the AGM.

Pubs

The borough is lucky to have a large number of historic pubs including listed ones like the Queen Adelaide at 412 Uxbridge Road W12, the Duke of Cumberland at 235 New Kings Road SW6, The Salutation at 154 King Street W6, and the Dove at 19 Upper Mall W6. These four have original or partly original interiors. The Dove is the only one in the borough mentioned in CAMRA's list of historic pub interiors in London. The main problem is that interiors are so often altered in order to create large open internal spaces or for 'themeing'. Exteriors seem to survive rather better. However, the present fashion for opening up pub fronts with wide doors irrespective of building style is concerning. The Group will be appearing in the new year at the appeal on a 1930s pub at 48 Fulham Palace Road, now called Finnegan's Wake. We shall be arguing for the retention of the 1930s features.

Chelsea Creek and Lots Road

Chelsea Creek is an historic feature on the border of the borough with Kensington and Chelsea. It was previously known as Counter's Creek, a Thames tributary rising as a spring on Wormwood Scrubs. The stretch of the creek from Olympia to the Thames was canalised in the 19th century. The canal has



Palace Wharf and Crabtree Drawdock

now been filled in as far as the entrance to the Gas Works dock. What remains is known as Chelsea Creek. The creek area, including the Imperial Gas Light and Coke Company site, is an important part of London's riverside industrial heritage and we are concerned that this should be recognised and the historic elements retained and integrated into any new development.

The present proposal for the Chelsea Creek area including the land next to Chelsea Harbour and the Lots Road power station in Kensington and Chelsea is a very dense development. It includes two towers, respectively 29 and 30 stories, which 'out landmark' the power station, which is to be retained. It also includes encroachment into the creek. At the time of writing Hammersmith and Fulham had refused the revised proposal. We await Kensington and Chelsea's decision.

Building Updates

Palace Wharf

Several recent proposals to extend Palace Wharf, a building on the local register dating from 1907, have been refused. The Group was represented at the recent appeal relating to a proposal for a 'clip on glass box' extending along the first floor at the side and overhanging the river. This appeal was refused.

Hammersmith Pumping Station

This landmark 'temple to water' on the local register was built in 1904. It is the only remaining part of the West Middlesex Waterworks Company's Barnes and Hammersmith works which pumped water from the reservoirs across the river in Barnes. It is now surplus

to requirements and an application has been lodged to convert it to housing. The plan proposes a 'wall of glass' on the side of the building facing the river, wrapping round the eastern side. In the Group's opinion, this does not relate to the building at all, and it damages the building's silhouette, which is an essential part of its character.

Craven Cottage

As you know from previous reports, the Group objected to Fulham Football Club's proposals for a new 30,000 all-seat stadium which would demolish the listed Craven Cottage, and all but the façade of the Stevenage Road stand contrary to the site policy in the UDP. The council has approved the application but a number of local people continue to press for a judicial review. Press reports appear to indicate that the club may be reconsidering.

Hammersmith Embankment

This area is the site of the original Brandenburg House, home of Queen Caroline. A revised application has now been approved setting the block which originally overhung the riverside walk further back from the river, as the Group had advocated. Plans have been submitted for improvements to Frank Banfield Park, which will be provided as part of the section 106 agreement. We are concerned that the proposals are being looked at in isolation rather than as part of the landscaping of the whole area.

190-192 Shepherds Bush Road

This was the original home of the Bird family. The Group had been trying to save it for some 10 years. Sadly it has now been demolished to make way for the new fire station. The Group was instrumental in rescuing the stone coat of arms which is now in store. We hope it will go back somewhere on the new building. There is also a planning condition that a heritage plaque should go up on the new building. The Group has provided the wording for this.

Our Work

As you can see from this report, the amount of work the Group undertakes is considerable. I am deeply grateful to all the members who help, particularly the surveyors and the committee. There is always more that needs to be done. We would be delighted to hear from anyone who would like to contribute to any aspect of our work.

Finally, if you have not already done so, please send your 2002 subscription (minimum £5) to the treasurer, Jo Brock, at Flat 12, 43 Peterborough Road, London SW6 3BT. It would help if members would pay their subscriptions by standing order. Forms can be obtained at the AGM or direct from the treasurer.

Angela Dixon, Chairman

INFORMATION PAGE

Historic building alert

If you notice work on either the exterior or interior of a listed building which you suspect may be unauthorised, please ring the council's planning enforcement department (020 8753 1083) immediately.

Finding out about local historic buildings

- Consult the Group's own *Local List*. You can see the *List* in local libraries or buy your own copy (details below).
- Visit the Hammersmith and Fulham Archives and Local History Centre, The Lilla Huset, 191 Talgarth Road, London W6 8BJ. 020 8741 5159
- Group member and local historical society chairman Keith Whitehouse regularly leads walks in the borough on behalf of the council. Contact him on 020 7385 3723 for the forthcoming programme.

Publications for sale

- *Local List*: Historical and descriptive information on hundreds of buildings throughout the borough. Researched, written and published by the Group. £17.50 to members, £20 to non-members. (Published in A4 ring binder format, the *List* is a weighty tome so it would be appreciated if purchasers would call to pick up their copies personally.)

- *Bradmore House*: The history of one of the most beautiful houses in the borough, now incorporated into the Broadway Centre opposite St Paul's Church. Fully illustrated. £5.00 including post and packing.

Both the above titles are available from the chairman, Angela Dixon, at the address below or at the AGM.

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Join the Hammersmith and Fulham Historic Buildings Group

We are a collection of individuals who care about historic buildings and their settings, and about open spaces, and try to protect them for future generations. New members willing to help us in our work are always welcome. The annual membership fee is £5.00. To join, please clip the form below and send with your subscription. For an informal chat about the Group and its work, please call the chairman, Angela Dixon, on 020 8748 7416.

HAMMERSMITH AND FULHAM HISTORIC BUILDINGS GROUP

I should like to join the Group and enclose my annual subscription (minimum £5.00)	£.....
I should like to make a donation of	£.....
Please reserve me copies of <i>The Local List</i> (£17.50 members, £20 members; to collect)	£.....
Please send me copies of <i>Bradmore House</i> (£5.00 including post & packing)	£.....
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