Chelsea Conservation Area Appraisal

July 2015
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Fig 1.1 Conservation Area Boundary Map

61-63 Cadogan Street
1 Introduction

What does a conservation area designation mean?

1.1 The statutory definition of a conservation area is an “area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The power to designate conservation areas is given to councils through the Planning (Listed Buildings and Conservations Areas) Act, 1990 (Sections 69 to 78). Once designated, proposals within a conservation area become subject to local conservation policies set out in Chapter 34 of the Council’s Local Plan and national policies outlined in part 12 of the National Planning Policy Framework (NPPF). Our overarching duty which is set out in the Act is to preserve or enhance the historic or architectural character or appearance of the conservation area.

1.2 A conservation area appraisal aims to describe the special historic and architectural character of an area. A conservation area’s character is defined by a combination of elements such as architecture, uses, materials and detailing as well as the relationship between buildings and their settings. Many other elements contribute to character and appearance such as the placement of buildings within their plots; views and vistas; the relationship between the street and the buildings and the presence of trees and green space.

1.3 This document has been produced using the guidance set out by Historic England in their document, Understanding Place: Conservation Area Designation, Appraisal and Management (2011). This appraisal will be a material consideration when assessing planning applications.

Purpose of this document

1.4 The aims of this appraisal are to:

• describe the historic and architectural character and appearance of the area which will assist applicants in making successful planning applications and decision makers in assessing planning applications
• raise public interest and awareness of the special character of their area
• identify the positive features which should be conserved, as well as negative features which indicate scope for future enhancements

Note: Every effort has been made to ensure the accuracy of this document but due to the complexity of conservation areas, it would be impossible to include every facet contributing to the area’s special interest. Therefore, the omission of any feature does not necessarily convey a lack of significance. The Council will continue to assess each development proposal on its own merits. As part of this process a more detailed and up to date assessment of a particular site and its context is undertaken. This may reveal additional considerations relating to character or appearance which may be of relevance to a particular case.
**Summary of Character**

1.5 Chelsea Conservation Area comprises groups of generally modest residential terraces sandwiched between Fulham Road to the north and the King’s Road to the south. Before the nineteenth century development was sporadic, with Chelsea Common being an open area used for grazing animals and the King’s Road a haunt for highwaymen. The buildings and secondary roads were mostly laid out from the early 19th century up until the 1950s.

1.6 The area is predominantly residential in character with shops primarily located on the King’s Road, Fulham Road, Walton Street and those fronting onto Chelsea Green.

1.7 The charm of Chelsea Conservation Area is derived from its mainly small-scale residential nature. The architecture varies in age and style ranging from small two storey terrace houses to larger terraced houses and flats of 5 storeys reflecting changing fashions in urban design. The area is characterised predominantly by formal terraces constructed from yellow stock brick with stucco decoration and vertical sliding timber sash windows such as those found in Sydney Street, Markham Square and Halsey Street. Some streets contain more varied terraces due to sporadic redevelopment over the years such as Godfrey Street, Bury Walk and the west end of Walton Street resulting in a less formal appearance but nevertheless form attractive groups of buildings.

1.8 A significant contribution to the southern portion of the area is also made by the large number of mature street trees and the lushly planted St. Luke’s Gardens around the landmark building St. Luke’s Church, the communal gardens of Markham Square and the front and rear gardens of residential properties. These provide visual amenity not only to residents but also to the public helping to soften the architecture and create a picturesque streetscape.

1.9 The conservation area comprises a high quality built environment that is residential in character with an interesting array of predominantly single family houses illustrating the 19th century and housing developments of the 1930s and 1950s in a comfortable residential atmosphere with mature green spaces.
Location and Setting

1.1 Chelsea Conservation Area is in two parts following the amalgamation and extension of three previous conservation areas; Milner, Markham and St. Luke’s in 1983. Its complex boundaries enclose small-scale residential areas of similar age and character, but exclude large blocks and most commercial developments. The areas are located within three wards, the southern area within Royal Hospital and Stanley Wards and the northern portion within the Brompton and Hans Town Wards.

1.2 Beyond the boundaries of the conservation area are yet more well mannered Victorian town houses arranged in terraces and larger blocks of 20th century flats. The relatively low and consistent building heights and the frequent greening of the wider area by trees and the vitality offered episodically by the commercial streets and individual buildings contribute to the setting and desirability of the area. This setting combines with the conservation area to provide a swathe of attractive and historic places to live and work helping to ensure the longevity of this part of the borough’s heritage.

1.3 The Chelsea Conservation Area is surrounded almost completely by other conservation areas. To the north by the Thurloe / Smith’s Charity Conservation Area; to the east by Hans Town and Sloane Conservation Areas; the south by The King’s Road and Royal Hospital Conservation Area; to the west by the Chelsea Park / Carlyle Conservation Area and the Royal Brompton / Marsden Hospitals.
Historic Development Summary

- 1700s Area comprised open fields.
- 1790 Development began following a residential building lease on the common being made to the Hon. George Cadogan.
- 1824 St. Luke’s Church Sydney Street built by the architect James Savage.
- 1826 Chelsea Parochial Schools built
- 1836 The majority of the Common Fields and pasture had now been developed.
- 1840s-1850s Bywater Street, Coulson Street, Lincoln Street, Anderson Street, Sydney Street, Markham Square, First Street, Hasker Street, Ovington Street, Halsey Street, Moore Street were built.
- 1856 Chelsea Congregational Church in Markham Square built to the designs of John Tarring.
- 1858-9 The Simon Zelotes Church built to the designs of Joseph Peacock
- 1900-1909 Working class houses in Burnsall, Astell, Britten and Cale Streets demolished and redeveloped.
- 1920s Chelsea Congregational Church in Markham Square demolished and rebuilt with three storey terrace houses.
- 1930s Working class houses in Burnsall, Astell, Britten and Cale Streets demolished and redeveloped.
- 1935 The Gateways housing development built to the designs of Wills and Kaula.
- 1950s Astell Street and St. Luke’s Street were completed in the 1950s due to building works stopping due to WWII.
- 1953 Chelsea Congregational Church in Markham Square demolished and rebuilt with three storey terrace houses.
- 1980s Stowell’s Brewery demolished and rebuilt as offices.
- 1983 Chelsea Conservation Area was designated amalgamating the former St. Luke’s, Markham and Milner Conservation Areas.
2.1 The Chelsea Conservation Area contains buildings of a modest scale ranging from two to six storeys in height. The buildings are finely grained with terrace houses lining the streets. There are few that stand out in their own right with the notable exception of St. Luke’s Church. Most buildings front directly onto the street or are set back from the pavement with narrow lightwells to allow light to the lower ground floors. Astell Street and Jubilee Place are the exception where the houses have, comparatively, generous front gardens that allow for planting that helps to soften the development. Most houses have small rear gardens/yards which allow separation and a clear distinction to be made between the back-to-back terrace houses.

2.2 Road widths vary with the primary routes such as Sydney Street, King’s Road and Fulham Road having the greatest width and most generous pavements. The secondary residential streets are narrower but generally have adequate pavement widths and quite often have on-street parking. The exceptions are Danube Street and Richard’s Place where the buildings front directly onto the street. Larger detached buildings other than St. Luke’s Church are Simon Zelotes Church on the corner of Moore and Milner Street, the Oratory RC Primary School on Pond Place and the flats of Windsor Court and Arundel Court on Jubilee Place. The largest green spaces are St. Luke’s Gardens surrounding the church and the private communal garden to Markham Square.
2.3 The earliest part of the conservation area to be developed (from the late 18th century) was Chelsea Common and the surrounding pastures. This was followed closely by St. Luke’s Church in the 1820s and by 1826 much of the common and surrounding pasture areas had been developed. Building continued well into the 19th century and the rebuilding of some previously developed sites occurred in the 1930s and 1950s.

2.4 The result is an urban form that is highly legible with landmark buildings and terraces that vary in age and style that reflect the changing fashions in urban design and represents a good example of the Borough’s more modest residential properties.
Street Layout

2.5 Two historic routes form part of the conservation area boundary: Fulham Road to the north and the King’s Road to the south. Other old routes which run through the conservation area are Blacklands Terrace (formally Lane) which formed part of the route that connected Fulham Road with the King’s Road and Milner Street which cuts through the centre of the northern section of the conservation area and which was formally known as Green Lettuce Lane. Other routes of historic interest within the southern section of the area are Pond Place, Cale Street and Elystan Place which follow the original eastern and southern boundary of Chelsea Common respectively. Sydney Street is the only primary route that runs through the conservation area which connects Fulham Road with the King’s Road. The smaller secondary streets at first glance form a rough grid which follows the residential perimeter blocks resulting in many short streets connecting to traversal ones.

2.6 The street layout has changed little since the mid 19th century. The lack of direct routes through the area have created a relatively calm residential area with car speeds restricted due to many roads having on-street parking limiting the free flow of traffic. This is in contrast to the primary routes that border the conservation area such as King’s Road, Fulham Road and Sydney Street which have high volumes of traffic throughout the day.
Gaps

2.7 The combination of buildings and space combine to give the conservation area its characteristic form. There are many gaps between and around the buildings in Chelsea which are an essential part of its significance.

2.8 Important gaps include:

- Space around detached buildings
- Gaps between semi-detached pairs (both at ground floor and upper levels).
- Space between groups of terraced houses.
- Gaps in the streetscape where communal gardens meet the street.

2.9 Detached buildings such as the churches sit in their own plots with space all around them. Semi-detached houses although few in number have a similar setting where there is space to both sides of the pair giving them their characteristic from.

2.10 Such gaps allow glimpses of the gardens and trees and create a breathing space in the dense urban environment as well as allowing pairs of houses or terraces to be read as one architectural composition as originally intended. Other gaps exist at the ends of streets where back-to-back terraces of neighbouring streets are separated by small yards or gardens providing views along the backs of the houses they also provide breathing space between developments.

2.11 Fortunately the vast majority of historic gaps have been respected. However, some gaps have been infilled and this has

Fig 2.3 Important Townscape Gaps Map

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been detrimental to the conservation area's character as terraces that are perpendicular to one another have been linked creating less distinction between the groups and losing views to gardens and trees.
Land Uses

2.12 The map adjacent shows the land uses as intended by the original landowners and developers. These uses have continued largely to the present day and have defined the different character areas of the conservation area.

2.13 The area is predominantly residential with housing laid out as terraces, semi-detached and detached houses and flats.

2.14 Along the King’s Road, Fulham Road, Walton Street, Cale Street and around Chelsea Green there are rows of shops with living accommodation above. These reflect the commercial areas in which they are situated contributing to the vitality of the area with shops, banks, and public houses which have in the vast majority of cases remained in their commercial uses since built. Shops are also located at the end of terraces on corner sites within the northern section of the area, for example where Halsey Street and Moore Street meet Cadogan Street, and Ovington and Hasker Streets meet Milner Street.
Fig 2.5 Present Day Land Uses Map
Materials

2.15 Materials used in the construction of the historic buildings within the conservation area are either natural materials such as slate and stone or traditionally manufactured ones such as brick, stucco and glass. Their original method of manufacture results in a finish that is typical of traditional building materials. The imperfections in cylinder glass and folds / wrinkles in hand made bricks, along with the natural process of ageing and weathering, give the buildings their authentic historic character and charm that makes the conservation area so special.

2.16 Traditional materials used in the Chelsea Conservation Area include:

- Stone (Church, dressings to houses, steps)
- Stucco (house frontages)
- Stock brick (yellow and red)
- Slate and lead roofs
- Clay roof tiles
- Painted timber (windows / doors and shopfronts)
- Painted cast iron (railings, balconies, pot guards, boot scrapers, bollards).
- Painted steel (windows)
- Terracotta (ornamentation and facing material, chimney pots)
- Glass (thin crown or cylinder glass, plain glass in leaded lights)
- Quarry / mosaic tiles (covering to steps)
- Granite setts (road surface and kerb stones to the streets)

Fig 2.6 Materials Map (front elevations)
Vermiculated Quoins and Stucco

Stone rubble wall with stone dressings to celestory window

Red brickwork with lime mortar

York stone paving slabs, granite kerbs

Red clay tiled roof

London stock brick with tuck pointing
Buildings Audit

2.17 The Buildings Audit Map shows the contribution made by buildings to the historic and architectural character of the area. For all buildings identified here as positive buildings, change must be managed to conserve and, where appropriate, enhance their significance in accordance with national and local planning policies. Where particular sites, buildings or additions to buildings are harmful or out of keeping with the broader character of the conservation area as outlined in this appraisal, the Council will support proposals and where possible, take opportunities to make improvements and enhancements in line with Policies CL1,CL2 and CL3 of the Local Plan.

Listed Buildings

2.18 A listed building is a building designated by the Government on the advice of English Heritage as a building of special architectural or historic interest, which local authorities have a statutory duty to preserve or enhance.

Positive Buildings

2.19 These buildings make a positive contribution to the historic and architectural character and appearance of the conservation area. They are a key reason for the designation and significance of the conservation area.

Neutral Buildings

2.20 These buildings may blend into the townscape by virtue of their form, scale or materials, but due to their level of design quality, fail to make a positive contribution.

Negative Buildings

2.21 Negative buildings are those which are out of keeping with the prevailing character of the conservation area.

Fig 2.7 Buildings Audit Map
3 Architecture

3.1 Properties in Chelsea Conservation Area date mainly from the late Georgian and Victorian era, and from the period between the wars.

3.2 The Georgian theme of reflecting the vertical nature of individual houses within the horizontal framework of a terrace was continued into the Victorian period. The proportions of door and window openings all emphasised verticality, as did those of door panels, and of individual panes within the window sashes. The vertical emphasis of individual houses was, however, subordinated to the horizontal lines of a long terrace; vertical lines were rarely continuous from roof to ground whilst horizontal cornices, parapet lines and rooflines were often constant along the length of the terrace. A fine balance was thus created between the length and height of a terrace; the loss of any of the detailing can spoil the overall proportions of a terrace.

3.3 The significance of vertical details, such as door treatment and window openings, is increased when the building line abuts or is close to the pavement. Where houses are entered straight from the street or over basement areas, the eye is drawn to elevational details at ground floor level such as fenestration, footscrapers and door fittings. Where a longer view of any group is available across a square where there are front gardens, the importance of continuous details is emphasised. Cornices, parapets, roof lines, chimneyys and repeated ornamentation are all seen in the context of a group of buildings rather than in isolation.

3.4 These points are well illustrated by
comparing Hasker Street with Sydney Street or Markham Square - the latter having more generous proportions. Again, Ovington Street properties have been altered considerably above cornice level, but the street retains more of its original character than, for example, Godfrey Street, where alterations have been made to the appearance of a number of the facades.

3.5 The 1930s developments were not always designed as set pieces and a great variety is found in the built style. A good example is Astell Street. Here garden walls, doors and windows, mansard roofs, downpipes, and red brick facades give these streets a certain quality that indiscriminate changes could destroy.
The charm of Chelsea Conservation Area is derived from its mainly small-scale residential nature. The buildings vary in age and style, reflecting changing fashions in urban design. Due to this diversity the most appropriate approach to discussing its appearance comes from a walk around the area. With the notable exception of St. Luke’s Church the conservation area contains few individual buildings that stand out in their own right, but the combined effect of the age and appearance of the buildings makes them worthy of conservation area status.

Sydney Street and its Surroundings

The northern end of Sydney Street, numbers 3-67 and 4-68 (excluding No. 10), comprises listed buildings which form one of the area’s grandest developments. The original concept was of two terraces of 31 two-bay units with stuccoed ground floors below brick facades. The end three and centre five units are emphasised by the use of giant pilasters, the centre three units are further graced by an additional storey, and the very centre of each terrace is crowned with a pediment. The original doorways are two panelled with either a fanlight or transom light above. The brick work is of Flemish bond with gauged flat arches to the windows. The relatively late date of the terraces is shown by different patterns of windows on each floor of the main elevations. Basement areas are surrounded by railings, the attractive visual effect of which is enhanced by the first floor balconies to the French doors of the principal rooms of the houses.
3.8  The noble effect of these terraces was, however, compromised from the start by the failure to complete numbers 8-16 as part of the formal composition. Over time the removal of cornices, the addition of roof extensions, the painting of brickwork above stucco upper ground floors, over cleaning of brickwork, the alteration of windows and other items on the main facades have further affected their visual quality and character.

3.9  The history and architecture of St. Luke’s is described in the Churches Section of this document. Today the church benevolently presides over well maintained and lushly planted gardens to the south and a well used and equipped playground to the north.

3.10  Numbers 70-86 are an important part of the conservation area as they screen the remainder of Sydney Street from the modern developments which have spread from the King’s Road. Number 70 Sydney Street (The Sydney Arms) formerly the Wellesley Arms is heavily and squarely detailed with window surrounds and quoins which contrast with the rendered walls. The front and side ground floor facade is enlivened by ornate mouldings, especially the door surround on Britten Street. The rest of the terrace comprises three-storey houses of brick and stucco with brick pilasters that define each property. Mansard roofs have been added to the group over time and this has resulted in slight variations in their design and harms roofscape. The rendering and painting of the facades above ground floor level of some of the houses also detracts and creates a less harmonious group impacting on the uniformity of the terrace. Notwithstanding this they still present a generally uniform appearance with many architectural features still intact including vertically sliding glazing bar sash windows, cast iron railings and balconettes which all make a positive contribution.

3.11  117-123 Sydney Street, on the west side of the road, are not within the conservation area but are Grade II listed buildings and historically typical of the earlier parts of Sydney Street. These buildings complement views looking out of the conservation area from Britten Street and views looking north and south along Sydney Street.
Bury Walk and Pond Place

3.12 Bury Walk runs along the back of the eastern side of Sydney Street. The western side of Bury Walk is formed from the rear gardens to Sydney Street many of which have now been converted into garages, open forecourts or even separate dwellings giving the western side a very diverse appearance. This is matched on the eastern side by a variety of building styles and is separated from number 31, a tall 4 storey building, by two short terraces, nos. 17-21 and 23-27. These modest two storey houses front directly onto the pavement, nos. 17-21 having painted brick elevations and 23-27 being more ornate with rusticated stucco to the ground floor and brick above with scrolled console brackets to the first floor windows. The buildings are in good repair and make a positive contribution to the conservation area although the addition of a dormer extension to one of the houses has harmed the group. Turning the corner, numbers 43-49 are an attractive if altered row with complete ironwork, separated from the road by a more spacious pavement than the rest of the street.

3.13 Pond Place is dominated by the Lewis Trust dwellings to the east which are situated just outside the conservation area. Pond Place to the west comprise a row of houses of differing dates from the early 19th century to the latter part of the 20th century. The north end is characterised by modest brick houses ranging in height between two and three storeys. The majority have been rendered on the ground floor and the brickwork above being painted. Many of the houses have been harmed by the insertion of inappropriate casement windows with the loss of vertically sliding sashes. The southern end of Bury Street, nos. 30-36, comprise more substantial houses of 2 and 3 storeys. Nos. 32-36 have had their brickwork painted. No. 30 on the corner with Bury Walk is a former public house that has now been converted to residential use. The ground floor has been rendered and the upper floors have had roughcast applied but fortunately the fascia and cornice of the former pub frontage have survived. At the southern most end of the block
is the Oratory Roman Catholic Primary School, a fairly substantial building with red brickwork to the ground floor and London yellow stock brick with red brick dressings to the floors above. The main entrance on the bowed elevation fronting Cale Street is enhanced with a decorative surround with bolection mouldings to the reveal and a broken segmental pediment above the door.

**Fulham Road**

3.14 The properties between Bury Walk and Sydney Street are tall and substantial with reticent classical detailing to the window surrounds and parapet cornice. The shopfronts are generally good and respect the traditional character of the parent building. The short terrace has flat roofs set behind a parapet giving the group a clean lined termination. To the west of Sydney Street the buildings are more random, with numbers 191-195 contained in a prominent and confident Victorian building. Above an attractive shopfront of polished red granite pilasters with composite capitals rises a bold London stock brick facade where the strong vertical emphasis is supplemented by a profusion of triangular and segmental pediments. The Stewart’s Grove corner is enlivened by a bartizan turret at attic level and a roofscape with large ornate dormer windows to the mansard roof.

**Stewart’s Grove and Guthrie Street**

3.15 Stewart’s House is a plain four-storey Victorian house with a remodelled cornice and brick string courses. The facade may originally have been constructed from brick that was rendered at a later date. Numbers 1-10 form a small two-storey terrace which is more in scale with the width of the road. The modest terrace houses are finished in stucco with a variety of painted finishes that break up the uniformity of the terrace emphasising each individual house. The original composition is also harmed by the replacement of original vertical sliding sash windows and entrance doors which has impacted on the uniformity of the terrace.
3.16 The other substantial building fronting onto the Stewart’s Grove is the generous three storey red brick wing of The Royal Marsden Hospital which houses the conference centre. The original windows have been replaced with UPVC and the southern flank elevation shows scarring in the brickwork where a section of the building has been demolished. Although this building is situated just outside the conservation area the alterations have harmed the appearance of the building and as a consequence it has a negative impact on the setting of the conservation area.

3.17 The houses in Guthrie Street are later and of smaller scale than Sydney Street, having modillioned cornices and paired door surrounds. The roofs are generally in an unaltered pitched form but the removal of the dentilled cornice along with an uncharacteristic roof extension has harmed the roofline disrupting the uniformity of the terrace. Number 2a Guthrie Street was constructed in the 1980s and occupies a corner site with Cale Street. The building is to a more simplified design than the terrace houses of Guthrie Street lacking the proportions and detailed design of the earlier Victorian houses.

ST. LUKE’S STREET TO TYRON STREET

3.18 East of St. Luke’s Church there is an area of two and three-storey terraces of an informal nature, characteristic of Chelsea. Most of the buildings date from the mid 19th and early 20th centuries and blend well with each other. To the north and south these streets are overshadowed, respectively, by the Sutton Dwellings and by the rear of the properties on or adjacent to King’s Road.

3.19 St. Luke’s Street contains unassuming residential properties. On the east side, numbers 2-16 (consec.), dating from the early 19th century, form a simple two-storey with basement terrace of brick and stucco. The terrace remains relatively unaltered with its vertically sliding six-over-six glazing bar sash windows. The projecting sections of the facade are distinguished with rounded arches to the
ground floor windows and the recessed sections by square or cambered reveals. The fenestration and door positions with fanlights / transom lights create an attractive and consistent rhythm across the terrace. The two pairs of houses directly to the north of this terrace are of a similar date and architectural language. Nos. 1a and 2a are three storeys with lower ground floor and are more richly detailed with decorative architrave surrounds to the first and second floor windows and rusticated stucco to the ground floor. Nos. 1 and 3a are plainer with a smooth render finish to the ground floor and a simple stock brick facade above with rubbed brick flat arches to the window reveals.

3.20 To the west numbers nos. 17-24 (consec.) form an attractive symmetrical composition complementing the arch to the former Stowell’s Brewery on Britten Street. As with the other 19th century terraced houses in the street the houses have stucco to the ground floor and brickwork above. The houses are the most decorative in the street with architrave surrounds to the upper floor windows and projecting bays, which are emphasised further by the addition of pediments and rusticated stucco to the upper ground floor. Spear-headed cast iron railings enclose the front lightwells and help to unify the terrace at street level. The buildings have a strong presence within the street which is enhanced by the houses having slightly elevated front doors due to the incorporation of an upper ground floor level which is entered from the street by four steps. The vast majority of the houses within the group have had an additional storey built in the form of a slate mansard roof set behind the parapet gutter. The buildings are a good example of a relatively unaltered group but the loss of some architectural decorative finishes has harmed its appearance. Numbers 23-29 (consec.) are part of a Neo-Georgian development replacing the church hall and the former St. Luke’s School. An archway has been incorporated, similar to the original design that allows a striking view of the church. The 1960s replacement buildings are less distinct than the buildings they replaced having less decoration.
and being to a more simplified utilitarian design with garages at street level.

3.21 The end of the street is completed by a late 1950s terrace. This group of houses is also to a simple design. The tall windows to the first and second floors reflect the rhythm of the street but the provision of a garage for each house has introduced a more utilitarian and functional appearance at odds with the prevailing character of the street.

3.22 Astell Street is of 20th century design with an interesting variety in the building style. The street was built in two phases. The first phase started in the 1930s and then stopped in 1939 due to the outbreak of the Second World War.

The works then restarted again in the 1950s but to a more simplified design.

3.23 On the east side the terrace south of Danube Street (nos. 4 to 24) was built in the 1930s. The buildings are three storeys in height with mansard roofs either sitting behind a parapet or exposed with an eaves overhang. The materials are primarily of brickwork that has been embellished with contrasting brick decoration that includes arches, quoins and herringbone patterns. The terrace to the north of Danube Street was built in the 1950s and reflects the architectural detailing of those directly to the south and are of a similar quality. The roofs are finished in either clay tiles or slate and the windows were originally side hung painted timber casements.

3.24 The western portion of the terrace (nos. 7 to 27) was built in the 1950s and are to a more simplified design with little in the way of architectural embellishment. This almost stern and simply detailed terrace is Neo-Georgian in character with two pairs of three storey houses flanking a central arch which are in turn flanked by more modest two storey double fronted houses with clay tile pitched roofs with eaves. The brickwork is laid in Flemish bond and the archway leading through to the garages is crowned with a statue of Thomas More. The windows are vertically sliding glazing bar sash.
windows to the three storey houses flanking the archway and timber casements to the two storey houses. The houses within the street have been visually harmed by the installation of UPVC windows and the loss of boundary walls to accommodate off street parking.

3.25 To the north of no. 27 is a 1960s development comprising three stepped back three storey houses (nos. 29 to 33) to Astell Street and two four storey houses including mansard to the corner of Astell Street and Cale Street (nos. 35 Astell Street and 25 Cale Street). The houses are built to a simple design constructed in red brick laid in stretcher bond with side hung casement windows with glazing bars. The ground floors have ornamental supports and tent canopies above the entrances. Some of the garages have been converted to living accommodation with the vehicular access being replaced with a window and matching spandrel panel of brickwork.

3.26 Towards the southern end of the street, an attractive pair of 1930s houses nos. 5 and 7, are located. These are built from a multi red brick with contrasting dark brick dressings. The windows are of the side hung casement type with glazing bars. The entrance doors are slightly recessed and of timber construction with fanlight above that are set within golden coloured stone surrounds. The red tiled mansard roof storey is set behind a brick parapet with well proportioned arched dormers with moulded cornice detail. At the junction with Britten Street there are glimpses of the ornate Builder’s Arms and the adjacent terrace. To the south of this junction, numbers 1, 2 and 3 are large four/five-bayed houses which provide an interesting variation in scale before reaching the ‘end stop’ formed by 25 Burnsall Street with its symmetrical design rising to a pediment. The houses are three storeys in height which include a red tiled mansard roof set behind a brick parapet. The houses are constructed from yellow stock brickwork laid in Flemish bond with red brick dressings to the window reveals and corners. The windows comprise vertically sliding glazing bar sash windows some to a
tripartite design and side hung casements to the mansard storey. The front entrance doors are enhanced by decorative fanlights and bracketed rain hoods to nos. 1 and 3. No. 2 has greater emphasis through ornate flanking columns and a pediment.

**3.27** The western end and southern side of Burnsall Street are of a piece with Astell Street and were also built in the 1930s. Nos. 27 to 33 on the south side differ in appearance with vertically hung slates to the first floor and a slate mansard with eaves. The western end of the street is terminated by a new contemporary house with simple detailing and clean lines that blocks views of the 1980s office block behind.

**3.28** Elsewhere, numbers 1-13 form a distinctive composition with a mansard roof and prominent Dutch gables which a diversity of painted render colours does little to improve. No 6 Burnstall Street is a old warehouse. To the north of this are nos. 8-12 Burnstall Street, which have three bays with central doors. They are stucco fronted with rustication to the ground floor and painted brickwork above. The windows comprise vertically sliding glazing bar sashes that are set within architrave surrounds. The front entrance doors have transom lights which are also set within stucco surrounds. These are elevated within the street being accessed by three entrance steps above a lower ground floor. The spear headed railings enclosing the lightwells help to unify the group. Adjacent to this group are more modest two storey houses. The group of 4, nos. 16-22, are stucco fronted to the ground floor and with painted brickwork above. The houses have tri-partite vertical sliding sash windows to the ground floor and a 6-over-6 paned windows above set within architrave surrounds. The entrance doors are positioned to the far right hand side of the facade adjacent to the party wall with a scroll console bracketed hood above the door. The group is harmed by the loss of original architectural decorative features and the insertion of inappropriate window designs.
Godfrey Street and Jubilee Place

3.29 Godfrey Street contains much altered 19th century properties opening almost directly onto the street. There is a concentration of original details between numbers 1 and 9 (consec.), especially on the corner shop. There are other original features on display such as the doorway to nos. 28 and 29. The street has a great variety of colour schemes, some bow windows, and some even less sympathetic alterations. This has included some rebuilding of houses and the remodelling of front elevations some of which have been detrimental to the street whilst others have added visual interest representing buildings of different periods.

3.30 The north end of Jubilee Place is dominated by Windsor and Arundel Courts which have arcading redolent of Romanesque architecture. The blocks date from the mid 1930s and are robustly built from red brickwork laid in Flemish bond. The facade is broken up with a fenestration of rectangular slender steel windows with glazing bars that have side and top hung opening casements. At ground floor level a series of shops front onto Chelsea Green reinforcing the commercial character of this part of the area. To the south of these, the 1930s small-scale residential character is quickly reimposed. The properties are to a modest residential scale of three storeys including attic reflecting adjacent streets. The houses are relatively plain with the majority incorporating red Flemish brickwork and an oversailing mansard storey with rectangular fenestration with top and side hung casements.

3.31 The street is enlivened by numbers 32-46 with their projecting wings and attractive detailing that incorporates stonework quoins to the corners and door surrounds and console bracketed door hoods. The fenestration also incorporates tripartite vertically sliding glazing bar sash windows that complement the elevation. Nos. 13 and 15, Jubilee Cottages, are listed buildings which have been sympathetically extended. These early 19th century houses are the oldest in the street forming an attractive
balanced semi-detached composition. The houses are stucco fronted ashlar with the name ‘Jubilee Cottages’ between the windows of the first floor. The building is capped by a pedimented hipped slate roof with projecting shared central chimney stack and red clay chimney pots. Emphasis is placed on the principal rooms of the houses with the upper ground floor being embellished with architrave surrounds and cast iron railings to the French doors. The side hung timber casements to the second floor along with the French windows have glazing bars with margin lights. The arched entrances are accessed by 5 steps and are also set within architrave surrounds with the front doors having ornate fanlights above.

3.32 King’s Road is screened from view by a bend in which Midland House, outside the conservation area, is an unfortunate neighbour to number 9, a late 1960s house of traditional design which sits comfortably and complements the warehouse and Jubilee Cottages to the north. Opposite them, Joubert Mansions is a confident Victorian composition in brick and stucco which remains largely unaltered, except for the metal windows in the dormer gables and the addition of a modern garage door to the carriage way.

Cale Street and Chelsea Green

3.33 Running between Sydney Street and Chelsea Green, Cale Street is somewhat cavernous due to the large scale developments outside the conservation area to the north. There are a number of buildings of interest with some older properties around Chelsea Green and three remaining early 19th century properties, numbers 29-33, adjacent to the Victorian Blenheim public house (no. 27 Cale Street). Nos. 29-33 are constructed from brick which has now been painted over. The corner property is a former shop which has retained elements of the shop frontage comprising a cornice and fascia despite being converted to residential use. The other two houses nos 29-31 have tripartite windows to the upper ground floors and vertically sliding glazing bar sash windows above helping to create a harmonious
group. The entrance doors, although altered, are set within the original arched brick reveals with fanlights above. Adjacent to this group is the former *Blenheim* Public House (no. 27 Cale Street) that has now been converted to a restaurant. The elevation is constructed from red brickwork laid in Flemish bond which is embellished with painted stucco window surrounds with pediments, a parapet cornice with segmental pedimented gable above. The pub frontage survives with grey granite pilasters and Composite capitals which support a fascia with console brackets above.

3.34 Chelsea Green, the sole surviving part of Chelsea Common, is so small that its fragile character depends on the surrounding facades. Leverstock House, 1 Cale Street and 15 / 15a are attractive buildings with traditional timber shopfronts and vertically sliding glazing bar sash windows above. The facades are relatively simple with a smooth stucco and painted finish. The row of shops to the north side of Chelsea Green, nos. 2-30, form part of the Sutton Estate and create an attractive active edge to this part of the conservation area. The other buildings along Cale Street tend to be rather plain twentieth century developments providing little except a necessary sense of enclosure which is only broken to the north across the intersection of Whitehead’s Grove and Elystan Street.

Markham Street, Elystan Place and Tryon Street

3.35 The majority of the properties in Markham Street date from the mid 19th century but some have now been heavily altered. At the northern end of the street the rhythm of the terrace changes with numbers 26-30 (consec.), which comprise twentieth century developments. These houses were constructed in the 1960s on the site of St. Luke’s School and are to a relatively plain design constructed from stock brick with garages to the front and small square windows. These are in stark contrast to the other houses within the street which have greater decoration and a strong vertical emphasis.
3.36 The Victorian terrace houses are three storeys in height including lower ground floor. The majority of houses now have mansard roof extensions, the most successful of which are set behind a parapet with two modest dormers set in alignment with the windows below. The buildings are stucco fronted at lower and upper ground floor levels with brickwork above. The original windows are vertically sliding glazing bar sash windows set within simple brick reveals to the first floor and stucco to the upper ground floor. There are a host of inappropriate changes, notably the introduction of bay windows, the removal of cornices and the varied paintwork which, though colourful, breaks up the continuity of the terraces.

3.37 Apart from Thackeray Court and Ranelagh House, both excluded from the Conservation Area, Elystan Place comprises two and three-storey properties of modest dimensions. They have been much altered with number 29 presenting the most traditional appearance. Numbers 41-47, which have rebuilt upper floors, and numbers 51-57, with generally good features, are all brick and stucco and contribute to the character of the street. Opposite Thackeray Court there is a small triangle filled with a Georgian-style 1950s development artfully grouped around two landscaped courts.

3.38 Across Sprimont Place the ‘Gateways’ are an intriguing and high quality development in the Tudor Revival style. The development dates from 1934 and was built to the design of Wills and Kaula. They are constructed with thin red bricks that are laid in English and Flemish bond that incorporate distinctive arches and shaped brick mullions. The roof is a covering of plain cambered tiles that are punctuated with ornate brick chimneys with over sailing courses. The windows are unique within the area comprising side hung slender steel casements with leaded lights. This development encloses two attractive fountain courts which are accessed through pointed diaphragm arches.
At the junction with Tryon Street stands The Queen’s Head public house, a prominent three-storey building with ornamental pilasters and a modillioned cornice. 1a Elystan Place, adjoining the pub, is a former shop that has been converted to residential use. The building has retained its facia and cornice but the shopfront has been removed and infilled with a tripartite window. The entrance door has survived and is set within a pilaster surround with door hood above. The facade above the ground floor has also survived intact with London stock brickwork laid in Flemish bond and vertically sliding glazing bar sash windows set within stucco architrave surrounds.

Numbers 11-23 Tryon Street form a two-storey brick-and-stucco terrace with substantial heads to the first floor windows. The ground floors of numbers 7 and 9 have been turned into a shop, the fully glazed shopfront of which is at odds with the prevailing character of the residential terrace. A number of properties have been painted at first floor level harming the appearance of the terrace. The uniform railings that enclose the lightwells are consistent and help to unify the terrace. The eastern side of the street mostly comprises the backs of the Anderson Street properties and their rear garden walls. Number 8 is a charming Victorian house that is constructed from yellow stock brick with red brick dressings to the window reveals, the upper ground floor of which has distinctive round arches and a niche to the first floor.

Centred on Coulson Street there is a mid 19th century formal estate development of two and three-storey brick and stucco terraces. The estate is fronted on The King’s Road by a formal three-storey terrace, also listed, with shops on the ground floor. Coulson Street comprises a fine symmetrical terrace which is framed by Anderson Street and Lincoln Street which are lined with well proportioned houses of quiet distinction. The facades of the terraces are enriched with rusticated stucco to the upper ground floors and a moulded cornice to the
parapet. The vertically sliding glazing bar sash windows sit within brickwork reveals with rubbed brick flat arches. The railings to the front of the terraces are to a distinctive pattern with spiked ball finials that help to unify the development.

Blacklands Terrace and Bray Place

3.42  Blacklands Terrace and Bray Place form, respectively the backs of Lincoln Street and Coulson Street. Blacklands Terrace has three very attractive shopfronts nos. 10-12 separated by a row of bland garage doors from no. 9, Five Fields restaurant, which effectively turns the corner into Bray Place. Bray Place also suffers badly from unsympathetic garage doors which detract from the original boundary walls of the rear yards and gardens of Coulson Street.

THE MARKHAM SQUARE AREA

Bywater Street

3.43  The appearance of this narrow and slightly curved cul-de-sac is enhanced by the well-maintained properties furthest away from the King’s Road. The whole street is, unfortunately, overshadowed by Thackery Court. Brick frontages are enlivened by stucco windows and door surrounds, especially the segmental heads with keystones over the first floor windows. The most pleasant parts of the street are where original details are married to a tasteful colour scheme. At number 13 a remarkably complete 1930s Art Deco frontage has obliterated the original facade but forms an attractive quirk within the streetscape. The eastern side has a more random appearance due to the loss of cornices, colour variations and other alterations.

Markham Square

3.44  Markham Square is the most immediately attractive formal development in the conservation area. To the west and east the square is bounded by three-storey terraces with stucco ground floors and London stock brick laid in Flemish bond above with cornice to parapet. The elevations are further embellished with architrave surrounds to the windows, the first floor of which have console bracketed moulded hoods and ornate cast iron balconies. Pot guards to the upper ground floor window cills also make a positive contribution to the facades. The spear headed railings that protect the lightwell form a consistent boundary treatment that help to unify the east and west sides of the square at street level. The character of the square has been damaged by inappropriate features such as bay windows, unsympathetic roof extensions and the loss of original detailing. To the north, the 1950s development that replaced the Congregational church is lower than the rest of the Markham Square and has a mansard roof and different floor levels which do not reflect the grandeur of the square.
THE NORTHERN PART OF THE CONSERVATION AREA

3.45 The northern part of the conservation area largely covers the Hasker Estate which was developed on former nursery grounds in the middle of the nineteenth century.

Cadogan Street and Rawlings Street

3.46 In Cadogan Street late-Georgian terrace properties face a mix of buildings that are not in the conservation area. The best terrace, numbers 5-31, contains three-storey buildings with a lower ground floor of brick with ornate semi-circular headed door cases over decorative fanlights. The simple but elegant facade has tall vertically sliding 6-over-6 sash windows and ornate iron work to the balconies at first floor level and simple railings to the lightwell with urn finials to the entrance steps. The blocks either side of the entrance to Halsey Street are symmetrical and mostly retain their original appearance except for an inappropriate additional storey in brick and bay window as well as the loss of sections of the stucco cornice to the parapets. The street does, however, contain a number of excellent shopfronts, including the largely rebuilt Victorian shop frontage of 45 Cadogan Street reconstructed in the late 1980s. No. 61-63 Cadogan Street was formally the Moore Arms which has now been converted to residential use losing the pub aesthetic to the detriment of the area. No. 67 is a Victorian building with gothic influences. The building is constructed from gault brickwork with red and blue brick dressings. The building has distinctive red brick gothic arches to the ground and first floors with vertically sliding sash windows. The decorative red brick cornice to the roof parapet and the entrance surround with dogtooth detail help to create a unique and attractive building in the area.

3.47 On the east side of Rawlings Street, an attractive terrace of brick-and-stucco houses form the edge of the conservation area. The terrace is marred by the loss of some cornices.

Halsey Street, Moore Street and Milner Street

3.48 The symmetrical, three-storey brick-and-stucco terraces in Halsey Street are listed buildings. Their centre and end bays are given appropriate weight from the seemingly inexhaustible repertoire of classical ornament
– in this case pedimented heads to the first floor window surrounds and, on the centre pieces, an ornamental cornice and thin stucco quoins. The terrace has ornate cast iron work to the first floor balconies and decorative pot guards to the upper ground floor window sills. In such symmetrical terraces, differences are immediately apparent, especially the lost cornices, inappropriate brick cleaning and additional storeys in general and replacement railings. The late 20th century houses reached through the carriage arch on the west side of the terrace are modest and relatively well screened behind iron gates.

3.49 Moore Street is almost the equal of Halsey Street in terms of composition being formed by two uniform terraces with the end and centre bays given extra ornamentation. The loss of cornices has harmed the terrace and the appearance of the street. The small Victorian church of St. Simon Zelotes forms an effective terminus for the street, contrasting with the residential nature of the rest of the area.

3.50 Milner Street appears more spacious than the surrounding streets especially where it opens up to the east. There is a mixture of properties in terms of use and design with an attractive end stop provided by no. 47 the former Shuckburgh Arms now Baker and Spice restaurant. Of particular note are numbers 20-34, an ornate five-storey stuccoed terrace which, with its heavy ornamentation, is as grand as any other building in the conservation area. The smaller-scale residential properties blend well with the larger developments and attractive shopfronts.

Ovington Street, Hasker Street, First Street and Richard’s Place

3.51 In Ovington Street two long modest symmetrical listed terraces face each other. The facade is constructed from London stock brick laid in Flemish bond which has been embellished around the window reveals with architrave surrounds to the ground floor. The centre and end four bays project and are further emphasised by paired doorways with architrave surrounds and in the case of the central projections modest porticos. There are some stretches of original decorative parapets remaining. These have gradually been reinstated with new mansard roof extensions set behind. Many decorative pot guards remain to the upper ground floor windows along with spear headed railings that enclose the lightwells. The terraces have been harmed with sheer brick extensions to the roof and the over cleaning / inappropriate repointing and painting of individual houses which draw undue attention within the terrace. 10 Milner Street, a listed building, provides an opulent termination to the street looking south. This mid 19th century substantial house is two storeys in height with basement. The elevation is stucco fronted with ornate ornamentation and ground floor windows with balustered balconies, the windows are framed with Doric pilasters and columns. The
central entrance door has a Doric columned porch, with a wide flight of steps leading up from the street. There is an open balustrade balcony across the first floor with three part windows divided by Ionic columns and pilasters to the second floor above. These are capped with segmental pediments to the outer windows and a triangular pediment to the central window. The top of the building is terminated by a dentilled cornice with segmental pediments and the corners of the house are decorated with angle quoins.

3.52 The Hasker Street terraces have various projections which appear fortuitous. However, the two-storey brick and stucco constructed houses with their matching fenestration and lightwell railings together with door hoods provide continuity that helps create a harmonious group. This is despite some harmful alterations in the past which have involved the painting of brickwork, some replacement windows and the removal of decorative features such as cornice mouldings.

3.53 The majority of the houses within First Street are two storeys with basement with a large proportion now having later mansard additions set behind a parapet. The facades are of London stock brick laid in Flemish bond with rusticated stucco to the upper ground floor similar to other properties within adjoining streets. The facade is further embellished with architrave surrounds to the first floor windows and bracketed door hoods to nos. 20-56 (even) and 19-41 (odd). Fenestration comprises six-over-six glazing bar sash windows and the cast iron spear headed railings help to unify the terraces. Nos. 7-17a (odd) towards the southern end of the street are larger at three storeys in height with lower ground floors. These attractive houses are grander and have a dominating impact on the smaller more modest terraced houses within the street. Again the loss of cornices and other architectural decorative features, some replacement windows and the painting of facades at upper levels have harmed the uniformity of the street to the detriment of the
conservation area.

3.54 Richard’s Place divides the Hasker Estate from the Marlborough Buildings. The properties on the eastern side form an attractive row of two-storey cottages that date from the mid 19th century. These properties and the alleyway connecting Richard’s Place to First Street provide the most intimate scale in this half of the conservation area.

Walton Street

3.55 Its status as a thoroughfare and shopping street gives Walton Street additional bustle and a more varied character with buildings dating from the early part of the 19th century to the latter part of the 20th century. The western end of the street and the terraces fronting the Hasker Estate are primarily commercial with residential uses in between. This diversity of uses adds much interest to the street. The original properties are primarily two-storey brick-and-stucco with widespread painting of the first floor elevations. The two storey with lower ground floor residential terraces at nos. 114-144 (even) and 39-69 (odd) are very similar to the terraces of Hasker and First Street. These groups and the isolated larger properties provide an interesting roofline hardly touched by additional storeys. Numbers 64-112a are a 1960s development that were built on the site of former Victorian terraced houses. The buildings, although of a plainer design generally sit quietly within the conservation area with garages set behind, which are accessed by covered ways at each end of the terrace. The design respects the terraced nature of the adjoining streets catching the rhythm of the original terraces, with tall windows and decorative hoppers and downpipes providing vertical emphasis. Like other parts of the northern part of the conservation area smaller changes such as the replacement of original windows and the painting of the exterior of buildings, and the loss of original architectural decorative finishes have harmed the street and conservation area.
Shared Features of Housing

Architectural details

Windows and Doors

3.56 The architectural treatment of front doors and windows are key features of all houses in the conservation area. Door design is varied and quite often differs from house to house. These range from the fairly standard Georgian 6 panelled to the Victorian four-panelled doors such as the original examples in Godfrey Street and Markham Square respectively. There are other variations to these in terms of more standardised formats such as the two tall panelled doors in Anderson Street and Lincoln Street of the mid 19th century and the doors of the 1930s and 1950s such as the three panelled doors in Burnsall Street or the more bespoke doors of the Gateways development. It was, however, quite common for the developments of the 1930s and 1950s to follow the traditional 4 and 6 panelled examples of the earlier houses within the area. The doors are either positioned within decorative surrounds or plain brick work or rusticated stucco reveals. Porticos are far less common in the area and are only used in nos. 20-34 Milner Street and in a modest sense in Ovington Street within the central block of the terrace. Doors to the lower ground floors, where they exist, in the front lightwells tend to be less formal and plainer, being of the four panelled type without mouldings.

3.57 The windows are quite often set within decorative surrounds and range from simple stuccoed architraves, such as those found in Moore Street, to more ornate examples which incorporate pilasters, capitals and pediments and bracketed cornices such as those at nos. 20-34 Milner Street and 130, 132 and 134 King's Road. It is also common on many of the more modest houses for the windows to be set within simple brick reveals with rubbed brick flat arches such as those at nos. 2-16 St. Luke's Street, the 1930s houses of Astell Street and the larger and plainer terraces in Sydney Street and Cadogan Street. Later developments of the 1950s introduced simpler brick reveals with soldier courses to the heads of the windows such as
those found in Jubilee Place. Many window cills at upper ground floor level, such as those in Markham Square, Halsey Street and Moore Street retain many of their original cast iron pot guards to stop planters falling. The windows themselves are usually timber framed vertically sliding sash windows that are painted white. However, the windows found on The Gateways are slender casements that are side hung with leaded lights. Timber or metal casements are also present on some of the other 1930s and 1950s developments such as those found in Jubilee Place. Most of the windows are plain with some having delicate glazing bars in various patterns. Windows reduce in size and have simpler surrounds as they rise through the building with the most decorative windows being on the principal floor levels. The houses in Sydney Street have French windows with balconies at first floor level but this is not characteristic of the rest of area. Clearly all windows in a terrace or pair of houses were originally of the same design and this remains the case across most of the conservation area.

3.58 Steps up to the front doors are a strong characteristic of most of the conservation area but have often been altered over time. Each group of houses or terrace would have used the same material for the steps: large stone slabs or mosaic tiles, but not the modern finishes such as marble or square glazed tiles of modern dimensions seen in many places today.
Roofs

3.59 There are a number of original roof forms in the conservation area:

- Hipped roofs
- London / butterfly roofs hidden behind parapets.
- Pitched roofs with dormers
- Original mansard roofs
- Flat roofs

3.60 The roof types in the conservation area follow the building or house type consistently.

3.61 Traditional London / butterfly roofs are still quite common in some parts of the area. However, many have now been replaced by later mansard roof additions or have been removed for a flat roof. Where they do exist they were formed by two pitched roofs that slope away from each party wall and downwards towards the centre of the house. The roof form is concealed from the front by a parapet, but the distinctive butterfly effect can be seen to the rear of some of the houses where the roof form undulates against the skyline.

3.62 Houses that were originally designed with attic storeys have plain roof slopes that are pitched from a ridge running the length of the terrace and pierced with individual dormer windows to the front and rear, sometimes with windows within the Dutch gables. As with all roof forms, chimney stacks punctuate the roofs at every party wall or at the end of a terrace / semi-detached pair of houses.

3.63 Some houses have modern mansard roof extensions. These are of much less heritage value, but do form part of the character of the area where they have been applied to the majority of the houses in a terrace and are of an appropriate design.

3.64 Original roof forms are of great heritage significance and make a strong positive contribution to the character of the conservation area particularly where they exist as a group. Good examples of this can be found at 1-9 Andersen Street, 74-108 King’s Road, 1-10 Lincoln Street, The Gateways and 32-46 Jubilee Place.
Rear Elevations

3.65 The front elevations of houses in the conservation area were designed to be the most formal and decorative. Side elevations were usually constructed with less ornamentation and used cheaper construction materials such as stock brick. This practice quite often continues on the rear elevations where ornamentation was unnecessary to the more secluded parts of the buildings. These make a significant contribution to the conservation area not only from public vantage points but also from within the gardens and yards themselves. Rear elevations were designed as a piece with their neighbours and builders employed matching designs and details across the whole terrace or pair of houses.

3.66 The fact that the rears of some of the terraced houses are less decorative does not mean that they do not make a positive contribution to the conservation area. On the contrary they are a key feature of Georgian and Victorian house design and wherever original form or historic uniformity remains, these make a very positive contribution to the architectural and historic character. Many rear elevations are visible from the side streets bringing them clearly into the public realm. All rear views are enjoyed by surrounding neighbours and these factors make them a strong component of the character of the conservation area.

3.67 The rear elevations within the area are relatively simple yellow stock brick elevations with closet wings projecting approximately half way across the rear elevation on many terraces. These are usually attached to each other as pairs or singularly to each house. This leaves the characteristic void between structures which have now frequently been infilled at lower ground floor level. This relationship of projection and void creates rhythm and uniformity to the rear and is highly characteristic of the terraced houses in the conservation area such as the rears of 1-9 Andersen Street, 1-10 Lincoln Street and 2-14 Guthrie Street.

3.68 The rebuilding of the rear elevation of houses has caused harm to the conservation area. It has seen the loss of original yellow stock brickwork which had weathered to an attractive patina. The new construction works appear in stark contrast to neighbouring properties and have in some cases involved the removal of the half-landings of the stairs within the house to create a level floor plate. This results in the characteristic staggered window pattern being lost, harming the fenestration rhythm at the rear to the detriment of the terrace and conservation area.

3.69 The height of the closet wings is characteristic of each group, with some houses having wings of only one or two storeys, while others extend to the eaves of the main house having been added to over the years. Typically, closet wings finish at least one storey below the eaves line.
3.70 Where later extensions have infilled the void between closet wings, a solid and flat appearance is created that harms the pleasant articulation of the rear. Where individual rear elevations have been painted so that they stand out from the others, they harm the regular appearance of the whole group.
Boundary Treatment and Lightwells

3.71 The conservation area is enriched by the great number of original boundary treatments which enhance the setting of the buildings they enclose and contribute to the historic character of the streets.

3.72 Railings provide streets with a unified appearance and yet can include a variety of patterns and details so that richness is ensured and visual interest sustained.

3.73 The extensive use of railings rather than walls is a particular characteristic of the formal parts of the conservation area. Less grand developments that do not have basement areas, such as Richard’s Place and Stewart’s Grove, open directly onto the street. The later developments either have garden walls or small forecourts demarcated by posts and chains.

3.74 Railings serve not only to prevent passers-by from falling into basement areas or intruders from entering garden squares but also to emphasise the unity of a building group without masking it from view. Railing patterns vary considerably both between and within terraces; more ornate patterns, for example, emphasise centrepieces. The longest run of identical railings surrounds Markham Square Gardens and was installed at the instigation of residents.

3.75 Ironwork is, on the whole, complete although there are instances of poor repair and missing details. Fortunately the railings were not removed for the war effort due to the need to guard the lightwells immediately next to the pavement.

3.76 Originally railings were individually set and lead caulked into a low coping stone. They are generally highly decorative and of the same design along the whole terrace or group of houses.

3.77 Deteriorating or multicoloured paintwork visually disrupts this continuity, especially when highlighted against a light stucco background. Railings within the area are painted gloss black and this is a strong and unifying characteristic.

3.78 Many of the late Georgian and Victorian terraced houses in the conservation area have original half-basements or lower ground floors which have lightwells that sit immediately next to the pavement and create a continuous feature along the street. These open lightwells and original boundary treatments are key features of the conservation area.

3.79 The open character of lightwells is an important feature. Many have historic stone slab steps with simple iron ‘D-section’ handrails. Basement doors were originally the servants’ entranceways and were usually tucked under the steps to the main front door. Such doors were designed as part of the house as a whole and were often black painted with four panels and of smaller proportions than the main door. Many original doors have been lost, but where they remain they can provide templates for more suitable replacements and are of high...
historic value in themselves. Coal cellar doors were usually ledged and braced plank doors painted black. These have often been replaced with inferior and inappropriate plain flush doors. Entrance steps over the areas were originally of stone, but many were later covered with tiles and this trend has continued with usually unfortunate results. The poor treatment and untidy condition of some lightwells also detracts from the appearance of the property and the terrace. Corner sites are especially prominent from the street.

**3.80** Iron security bars have been installed within the reveals of many basement windows. These were not part of the original design and can, if not designed sympathetically, be unattractive and intrusive features.

**3.81** Walls form the other common boundary within the conservation area and are found where rear gardens adjoin the street. Also they can be found surrounding the front gardens of many of the 1930s and 1950s developments. Like railings they work best en-masse in terms of detailing, continuity and finish, particularly when designed as part of a planned development. Where the walls have been broken, normally for car parking, it is often visually detrimental.

**3.82** Sections of the boundary walls that enclosed the now demolished Congregational Church in Markham Square still stand and can be seen in Markham Square outside no. 23 and also from the access road to the rear between 49 and 51 Elystan Place. These important remnants make a significant contribution to the character and history of the area.

**3.83** Some later developments, such as 44-66 Elystan Place, 35-40 (consec), St. Luke’s Street and 26-30 (consec) Markham Street, were designed with integral car parking and with no specific front boundary. This type of development can break up the building line and lead to large bland forecourts of concrete or tarmac.

**3.84** Corner sites between terraces are often used for car parking. The loss of boundary walls and railings, the insertion of obtrusive garage doors and the poor detailing and inappropriate materials used in pavement surfaces are all detrimental to the character of the area.
Front and Rear Gardens

3.85 The greenery, both to the front and rear of some of the terraced houses, is an important feature of the conservation area. There is an attractive array of smaller scale planting throughout the conservation area, particularly behind the ground floor railings of some major terraces. On other terraces the only greenery is in window boxes behind traditional pot guards.

3.86 Often where one street bisects another, edges of gardens sit next to the street and this allows the greenery of the private space to visually spill into the public realm to form a welcome contrast to the hard surfacing and buildings around. There are many gaps around buildings in the conservation area that allow breathing space between and around the buildings and this forms an important part of the character of the conservation area.
**Churches**

**St. Luke’s Church, Sydney Street**

3.87 The Grade I listed St. Luke’s Church was built by the architect James Savage between 1820-4 and is the earliest of the new churches to be built in the new Chelsea of the 19th century. The Church was built on a burial ground thereby becoming one of the only two Anglican churches built in London in the 19th century to have its own graveyard. It is built of Bath stone in the late Gothic style with flying buttresses above aisles, open arcaded west front and delicately embattled west tower with pinnacles. The nave, 60ft in height, is the tallest of any parish church in London and the tower reaches a height of 142 feet. The building commands a prominent position within Sydney Street and it can be seen from many adjoining streets making it a landmark building in the area. The church is now in a garden setting with mature trees and planting to the south and a playground to the north following the conversion of the large burial ground to a public garden in 1887.
Church of St. Simon Zelotes, Moore Street

3.88 The grade II* listed Church of St. Simon Zelotes dates from 1858-9 to the design of Joseph Peacock. It has been designed in an attractive geometrical Gothic style of individual character with nave aisles, lower chancel and taller north-eastern chapel. The church is constructed from random rubble with ashlar dressings and a tiled clay roof. The stone work is highly decorative particularly around windows and doorways such as the trefoil clerestory windows and the western entrance which is topped by a large four-light window with central buttress and diaper surrounds. The building is heavily buttressed directly onto the street and has a distinctive tall and thin western bellcote. It is located on a prominent corner site where Moore Street meets Milner Street and is highly prominent in views from adjoining streets making a significant contribution to the conservation area.
Originally twelve pubs were located in the conservation area many of which have now been converted to either restaurant, residential or commercial uses.

- 13 Britten Street: Builder Arms
- 27 Cale Street formally Blenheim Arms now Tom’s Kitchen restaurant
- 61-63 Cadogan Street formally Moore Arms now residential
- 47 Denyer Street formally Shuckburgh Arms now Baker and Spice restaurant
- 2 Elystan Street now Red House restaurant
- 72 King’s Road formally the Colville Tavern now vacant shop

Public houses were usually the first buildings to be built in a street to give somewhere for builders to drink and pick up their wages whilst the houses was being built. Today they create focus in the street scene and make a significant contribution to the character of the conservation area both in their architecture and, in the case of those still functioning, their social role.

The upper storeys of public houses were usually more decorative than the rest of the terrace, particularly where the pub is located on a street corner. The Queen’s Head (27 Tyron Street), Sydney Arms (70 Sydney Street) and the former Markham Arms (138 King’s Road) are examples of this.

The pubs are either stucco fronted or of a brick construction and usually embellished around the window openings with architrave.
surrounds and pediments and roof parapets which help to distinguish them out from the adjoining terraces. Some elevations stand out as more highly decorative than others, such as the former Markham Arms (138 King’s Road) which has a central bow bar window with Corinthian columns and an iron balcony above and the first floor windows with round heads and shell motifs.

3.93 Not all pubs survive today in their intended use. The new uses in this conservation area have caused the loss of historic features from the exterior (as well as the interior) and the loss of their social and neighbourhood function as well as loss of character to the area.
3.94 The numerous shops within Chelsea Conservation Area make a particularly important contribution to its character. As well also the purely commercial aspects, they provide the setting for residents to meet socially, while in visual terms their prominent locations and variety in style and finish make for welcome interest in what is, apart from King’s Road, a predominantly residential area.

3.95 Shops still survive in their original locations and can be found primarily along the King’ Road, Chelsea Green, Walton Street and Fulham Road in established commercial areas. Some shops can also be found in the residential areas such as Cadogan and Milner Streets

3.96 There are two good examples of purposely designed terraces with ground floor shops within the conservation area. 72-112 King’s Road forms a set-piece terrace with detached pavilions. The pavilions nos. 72 and 110-112 have basically symmetrical facades tied together visually with giant pilasters. Both retain their cornice and the majority of the detailing above the ground floor. The main terrace, numbers 74-108, contains properties in varying states of repair. The balanced composition with central and subsidiary features forms part of a long ambitious composition of 3 blocks along the King’s Road. The terrace is stucco fronted and decorated with architrave surrounds to the window reveals and the central block has console bracketed hoods. The original stucco facades had heavily dentilled cornices with a substantial parapet on the central bays further emphasised by rusticated quoins. Both bays flanking the centrepiece originally had pediments supported by giant pilasters. The terrace is harmed by some mutilation to the dentilled cornice and the loss of a pediment.

3.97 Numbers 114-116 King’s Road are substantial, if plain, yellow brick mid 19th century block enlivened by a dentilled cornice and long railed balconies on the first floor. The
modern glass shopfront is of no particular note.

3.98 Nos. 130-132 King's Road are a pair of two-storey Georgian buildings with tall narrow frontages strongly emphasised by full height pilasters. The upper floor windows are set within decorative pedimented surrounds. These properties are echoed on the other side of Bywater Street by numbers 134 and 136; the architectural details of number 136 have unfortunately been lost and only crudely reinstated. Most of the shopfronts have been lost but the one at no. 134 has been sympathetically designed to complement the parent building with its slender frame, marble stall riser with decorative vents and corner entrance.

3.99 The former Markham Arms at no.138, now Santander Bank, is distinguished by its opulent projecting bar frontage and ornate sea shell window heads at first floor level. Terminating this block, no. 138a is a fine substantial late-Georgian property with a full-height bow window, vertical sliding glazing bar sash windows and an attractive London stock brick facade laid in Flemish bond with rubbed brick flat arches to the window reveals. The shopfront is modern but its simple design and traditional materials sit quietly within the facade. Both this property and the Markham Arms are listed buildings.

3.100 Numbers 144 and 146 King's Road are likely to date from the late Georgian period but have had their windows changed at a later date to two-over-two sash windows. The shopfront and shopfront surrounds are modern and detract from the parent building.

3.101 No 166 King’s Road is a former bank building now converted to shop with office living accommodation above. The building makes use of its corner site turning the corner with a canted first and second floor and is rich in decoration. The facade is constructed from smooth red brick laid in Flemish bond. The elevations to King’s Road and Jubilee Street are embellished with stone dressings to the canted and oriel mullion and transomed windows. The heavy cornice to the third floor has floral design decoration that turns the corner into Jubilee Place over brick pilasters and extends onto Radner Mansions which forms part of the original development. The third floor has decorative gable roofs with ‘fish scale’ tiling. The active frontage with shops and bold design make a positive contribution to this part of the conservation area.

3.102 Nos. 168-170 are set back from the street and have relatively plain London stock facades with vertical sliding sash windows, the top sash of which is split into 8 lights with glazing bars. The flank elevations of Nos. 166 and 172 have white glazed brickwork helping to reflect light into the upper storeys. The shop frontages protrude out from the main body of the building to align with the established street frontage with modern shopfronts.

3.103 Nos. 172-176 are attractive later Victorian shops, the upper storeys of which are constructed with red brick with pilasters and
decorative floral designed spandrel panels beneath the windows. The flanking bays have Dutch gables with attic windows with two dormer windows to the red tiled roof between. The windows are vertically sliding sashes the upper sash of which is broken into 15 panes with glazing bars. The ground floor comprises shopfronts of differing design but the surrounds are partially intact with pilasters and console brackets, but the missing elements do harm the architectural composition and rhythm of the street frontage.

3.104 The row of shops to the north side of Chelsea Green, nos. 2-30, form part of the Sutton Estate and create an attractive active edge to this part of the conservation area. The buildings are robustly built from red smooth brick and embellished with buff terracotta to the canted bays, key stones above the windows and cornice. The roof line is finished with pedimented gables and a mansard roof with flat roof dormers. The fenestration sits almost flush with the brickwork and consists of vertically sliding glazing bar sash windows. The shopfronts are framed by original red granite pilasters with Composite capitals and black granite plinth blocks. Many of the shopfronts have been replaced but some good original examples remain at nos. 12 and 26.

3.105 Original Victorian shopfronts are now rare but three good examples can be found at nos. 10-12 Blacklands Terrace. The design of these timber shopfronts have stallrisers, simple pilaster surrounds with console brackets that frame the fascia panels and the glass split into individual panes with glazing bars.
Warehouses

3.107 There are a small number of warehouses in the area which add character and variety to the streetscape. These are positioned close to the more commercial areas of the King’s Road and Fulham Road and make a significant contribution to the character and appearance of the conservation area.

3.108 Number 15 Bury Walk is an attractive Victorian warehouse close to Fulham Road that is constructed from London stock brick that is laid in Flemish bond with red brick dressings. The windows to the first floor are of slender iron construction with glazing bars that sit within stepped brick reveals. The building is finished with a hipped slate roof that sits behind a London stock brick parapet that is embellished with a red brick dogtooth string course. The building has now been sympathetically converted to office use.

3.109 Number 6 Burnsall Street is a Victorian warehouse with ornate brick detailing comprising London stock elevations with red brick dressings. The windows are of timber construction with glazing bars and have survived along with the central hoist doors at first floor level. The moulded brickwork in the form of string courses, capitals, aprons beneath windows and pedimented gable over brick pilasters adds visual interest and quality to the street. This building has also been converted successfully to offices.

3.110 No. 3 Jubilee Place was constructed in 1888 as a warehouse / light industrial building. It is constructed from yellow stock brick with red brick dressings and is attractively detailed with red brick pilasters moulded brick courses and aprons beneath the upper floor windows. The building is terminated with a brick parapet and pediment projection with the date of the building. The windows are of mullion and transom construction with side hung casements with glazing bar lights above. The double doors to the ground and first floors are of painted timber construction that have boarded bottom panels and glazing above the lock rails.

3.111 Number 11 Jubilee Place is an attractive late Victorian warehouse dating from 1900. It is constructed from yellow stock brick with red brick dressings and is attractively detailed with brick aprons below the window cills. The building retains its hoist to the first floor which along with the vertically boarded doors and has a relatively unaltered appearance.
Recent Architecture

3.112 The conservation area was completely developed by the 1950s leaving little room for later development. In the few instances where new buildings have been built these have generally involved the demolition and redevelopment of existing buildings. These more recent buildings often stand out within the street scene as they are frequently in contrast to the well established traditional style buildings that were built up to and during the 1950s.

3.113 Number 140-142 King’s Road was constructed in the 1970s. The simple featureless design with glass and concrete panels has a strong horizontal emphasis that is at odds with the vertical emphasis of the surrounding traditional architecture. The building sits on an unfortunately prominent position on one corner of Markham Square.

3.114 Numbers 15-19 Britten Street dates from the early part of the 1980s and was constructed on the site of the former Victorian Anchor Brewery. The replacement office block is four storeys in height with basement. The elevations are of red stock brick laid in stretcher bond with soldier courses above the window heads. The ground floor fronting the street has been faced with reconstituted stone cladding which is finished with a heavy cornice moulding. The corners of the building are also embellished with reconstituted stone quoins and the roof parapet incorporates a cornice of the same material and profile as the ground floor. The fourth storey comprises a mansard roof set behind a parapet with recessed windows set within a slate grey cladding. The building respects the vertical emphasis of neighbouring street but lacks the character and detail of the more traditional buildings within the area.

3.115 The most recent building is 37 Burnsall Street which is a contemporary house that terminates the western end of the street obscuring views of the 1980s office block behind. The house was completed in 2014 and is of a yellow stock brick construction with a set back glazed second storey that is obscured by a timber slatted screen. The building has simple detailing and clean lines with metal windows and flat bar Juliette balconies and railings to the street. It is seen in contrast to the more traditional 1930s buildings that frame its view.
4 Public Realm

Formal green spaces

4.1 There are two publicly accessible green spaces within the conservation area, St. Luke’s Gardens on the former burial ground to the St. Luke’s Church and Chelsea Green, a small triangular piece of land where Cale Street, Whitehead’s Grove, Elystan Place and Jubilee Place converge. Although not public the communal garden to Markham Square makes a positive contribution by providing visual amenity within the King’s Road providing a welcome break within the streetscape.

Fig 4.1 Aerial Photograph (2012) © Crown copyright and database rights 2015 Ordnance Survey 100021668
4.2 The northern section of the conservation area centred around Milner Street is predominantly formed with late Georgian and Victorian terraced properties which have old coal vaults below the pavements. These vaults have prevented the planting of any street trees in significant numbers and as a result the area is quite bare except for small trees and shrubs which are planted in a number of the gardens throughout the conservation area.

4.3 The southern area encompassing parts of Sydney Street and the majority of the streets between Cale Street and the King’s Road have a much larger population of both public and privately owned trees.

4.4 Privately owned mature trees, many of which are covered by Tree Preservation Orders (TPOs) are evident along the rear of Sydney Street and Bury Walk and those in the communal garden of Markham Square with some particularly good quality maples at the southern end overhanging the King’s Road.

4.5 Markham Street has mature Pillar apples Malus x tschnoskii on both sides of the street, although these trees are beginning to be replaced with a similar species of ornamental pear tree Pyrus callerya ‘chanticleer’ as they come to the end of their natural lives. Ornamental crab apples Malus Rudolph are planted along the length of Sprimont Place and a good mix of Magnolia, Birch and some cherry are present in the adjacent streets of Elystan Place and Whiteheads Grove.

4.6 The paved area opposite the junction of Cale Street and Ixworth Place has two nice examples of the Indian Bean Tree Catalpa bignonioides. Parakeets have often been spotted in their canopies feasting on the bean type fruits that the trees produce.

4.7 St. Luke’s Gardens on Sydney Street has some of the best trees in the conservation area growing in the public park and grounds of St. Luke’s Church. There is an excellent mix of different tree species on display with fine examples of larger trees such as Plane Platanus x hispanica, Horse Chestnut Aesculus hippocastanum and False Acacia Robinia pseudoacacia complemented by smaller more ornamental species including Japanese Maple Acer palmatum, Strawberry Tree Arbutus unedo and Judas Tree Cercis siliquastrum.
The conservation area contains various items of historic and reproduction street furniture that have a design and historical interest in their own right that enriches the character and appearance of the conservation area. Unnecessary clutter and unsympathetic styles have been mostly avoided.

Unfortunately no original cast iron lamp posts remain in the area due to their deteriorating condition and high replacement and running costs. The cast iron lamp columns and most of the old-style lanterns which have such a distinctive Victorian flavour have, therefore, been replaced. These street lights were sometimes supplemented by lanterns on individual properties; the cast iron mountings for these survive at 72-86 Sydney Street.

Modern traditional style lamp posts are present throughout the conservation area with ‘lanterns’ and decorative metal ladder supports. Although much taller than their original counterparts their consistency of design helps to unify the streets and complement the architecture of the area. The only areas which have modern designed lamp posts are the main roads of Sydney Street, King’s Road and Fulham Road.

The road signage is varied ranging from the modern to the historic. The modern steel signs have wording picked out in black paint and the name of the borough in red along with the postcode. These are usually attached to residential railings, walls and onto the sides of buildings. Older signage is also present and makes a considerable contribution to the character and appearance of the area. The blue and white enamelled signs are the earliest and may date from around the 1850s when many of the terraces were constructed. Examples of these can be found in Cadogan Street and Walton Street. Later Victorian signage was of the cast iron type with just the road name and are painted white with black border and letters. Examples of these can be found in Moore Street and Lincoln Street. Later cast iron signage between 1917 and 1965 can be found at Coulson Street and Moore Street. This comprises a white background with black border and road name and Chelsea Borough picked out in red paint.

Original red painted pillar boxes are seen in these locations:
- Cale Street Chelsea Green
- Outside 140-142 King’s Road
- Corner of Moore Street with Milner Street
- Corner of Rawlings Street with Milner Street
- Outside 73 Walton Street

These long established traditional cast iron pillar boxes make a positive contribution to the streetscape along with a listed 1927 K2 Telephone kiosk at the northern end of Ovington Street. They are all in a good state of repair and regularly painted.
Historic bollards are found both in groups and individually throughout the area many dating from the early and mid 19th century. These are to the cannon and ball design many of which are inscribed with dates and names. Examples of these can be found around Chelsea Green and the southern ends of St. Luke’s Street, Astell Street and Godfrey Street. More modern versions have been introduced in the latter part of the 20th century which are more squat and decorative and have the initials RBKC emblazoned in gold on the front.

There are a fine variety of cast iron coal hole covers within the pavements outside many of the terraced houses where coal was delivered to the vaults beneath. Footscrapers, door knockers and pot guards are also some of the delightful details which contribute positively to the character and appearance of the conservation area.

Street Paving

The ample footpaths in the conservation area are generally surfaced with concrete paving slabs and edged with granite kerb stones. Unfortunately most of the original riven York stone paving has long since been removed. New sawn cut York stone has been used on some pavements and complements the Victorian architecture better than the less expensive concrete paving slabs.

The carriageways are generally surfaced with bituminous macadam or hot rolled asphalt. There are a few small areas of the more traditional materials, cobbles or granite setts, such as the entrance to Danube Street from Astell Street.

The Gateways development has a bonded gravel road surface which provides a softer appearance and its warm colour and texture complements the Tudor style buildings of the estate and the York stone paving slabs and kerbs.
Views

5.1 The conservation area is made up of various short and medium views that are constantly changing as one travels through the area. The most formal and planned views in the conservation area are towards St. Luke’s Church and its leafy green setting as approached from Sydney Street looking north and south. Another medium view can be enjoyed along Milner Street looking east towards the Church of St. Simon Zelotes, Moore Street with its distinct Gothic architecture and bellcote.

5.2 Short vistas within the conservation area are confined to short streets looking onto terraces in other streets that bisect them. These are welcome end stops in the townscape, but were not generally planned and often houses sit off-centre rather than being framed symmetrically. Good examples of these can be seen in views looking north along Rawlings Street towards 3, 5 and 7 Mossop Street, St. Luke’s Street looking south towards the arch of the former Anchor Brewery and Burnsall Street looking east towards nos.18-22 Burnsall Street. Views into and out of the conservation area offer similar effects such as Sydney Street looking north towards no. 16 Fulham Road, views looking north along Cheltenham Terrace towards 82 and 84 King’s Road and Bywater Street looking south onto 61-65 King’s Road. Some short views appear to have been planned with views looking directly onto buildings that have been designed to terminate views either being of a balanced architectural composition or in a central position. Good examples of these can be seen in views looking south onto 10

Fig 5.1 Views Map

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Milner Street, views looking north along Bywater Street onto 19 and 20 Bywater Street and views looking east and west along Coulson Street on to Lincoln Street and Anderson Street respectively.

5.3 Other attractive views are obtained across Markham Square through the well tended communal gardens onto the terrace houses. These gardens can also be appreciated in views looking east and west along the King’s Road where they create a welcome verdant green break within the heavily built up and busy street.

5.4 Many views along the front elevations of terraces allow their architectural compositions to be fully appreciated and make a positive contribution to the area. Views of rear elevations of terraces also make a positive contribution. Although these are far plainer and have a more utilitarian appearance in stock brick such as those found on the east side of Guthrie Street and the rear of Anderson Street to the west. These show distinct rhythms of closet wings and window layouts that are characteristic of Victorian house design and have their own charm that also contribute to the character and appearance of the conservation area.
6.1 The area is well conserved with houses and gardens generally being well maintained and the streets clean and in good repair. Very few buildings actually have a harmful impact on the character and appearance of the conservation area and it is generally the smaller changes and development to the existing residential properties and shops which can harm the character and appearance of the conservation area.

6.2 Common alterations to buildings that have caused harm in the area are:

6.3 The attachment of wires, burglar alarms, plumbing, vents, flues and lights to the exterior of buildings. These create unsightly clutter if not sympathetically located.

6.4 Heavy weather struck pointing of brickwork creating larger joints, hard straight edges and shadow gaps making buildings appear darker and placing visual emphasis on the joint rather than the brick. Unsympathetic re-pointing of the past has seen the loss of original forms such as struck, tuck and flush pointing, which is to the detriment of the conservation area.

6.5 The cleaning of brick buildings can be harmful to their appearance through the fabric being damaged and the attractive patina of age being lost. Terraces which have individual houses that have been heavily cleaned and or been unsympathetically re-pointed stand out and result in a less harmonious group to the detriment of the terrace and wider conservation area.

6.6 The buildings within the area were not intended to have painted masonry finishes. Today many houses have been painted. In some cases where the whole terrace was painted many years ago in a consistent scheme this paint has become part of the street’s character. However, in other places, where individual houses have been painted in a brick terrace, such as in Hasker Street, Ovington Street and Sydney Street they have harmed the uniformity of the terrace and the appearance of the conservation area.
6.7 Some replacement windows have introduced modern designs and materials such as UPVC and aluminium which have little regard to the original joinery or steel windows in which they replaced. These do not replicate the profiles and more delicate elements such as glazing bars or leaded windows. Double glazing of larger one-over-one sash windows quite often results in distortion of the panes in different atmospheric conditions drawing undue attention in the street scene. Similar harmful installations are the use of glass that has a tinted appearance. Both double glazing and ‘tinted’ glass appear as discordant elements in a uniform terrace and harm the character and appearance of the conservation area.

6.8 Many original doors have also been replaced. Although the replacement doors tend to be of timber construction they are usually poorly detailed and do not respect the quality and design of the ones they have replaced which were originally heavily moulded. In some instances the door frames have also been removed and replaced so that the reveal can accommodate more modern standard sized doors to the detriment of the terrace or house.

6.9 Roof extensions that either stand alone in a group of unaltered roofs or that have different designs have a negative impact on the appearance of the buildings and the street scene.

6.10 Exposed plant at roof level adds unsightly clutter and breaks the roof line. Additional clutter is also caused by roof terraces which attract elements such as tables, chairs, railings, trellis, umbrellas and patio heaters which all detract from the character and appearance of the conservation area.

6.11 Front entrance steps have been rebuilt or refaced and sadly many original stone or tile finishes have been lost. Modern finishes such as standard metric sized tiles, marble, bitumen or concrete are harmful to the quality and character of the conservation area.

6.12 Lightwells are a feature that is part of the public realm and structures or clutter within these or modern coal cellar and basement doors can be seen to harm the character of the conservation area as well as the setting of the individual house.

6.13 The loss of original parts of buildings, in particular features that match in a group of buildings, have a detrimental impact on the conservation area. In places original railings have been replaced with non-original designs and off-street parking with the removal of front boundaries and the addition of hard standing have had a harmful impact on the conservation area.
7 Appendix 1: History

7.1 At the end of the seventeenth century, any travellers leaving London and journeying to Fulham would have reached open fields well before they came to what is now Chelsea Conservation Area. Chelsea Common was bounded to the north by ‘the road from Little Chelsea to Knightsbridge’, now Fulham Road. To the south ran The King’s Road to Chelsea, for long an infamous haunt of footpads and therefore closed in 1719 to all but the privileged few, although a petition lodged soon afterwards extended the right to use the road to local residents and traders.

7.2 A road where Draycott Avenue now runs connected these roads to the east of the common, taking its name – Blacklands Lane – from a large house dating back at least to Elizabethan times and then in use as a private school. From the dogleg in Blacklands Lane near Blacklands House, a track ran across the common – roughly where Cale Street is now – dividing common fields from pasture, and turning northwards by some ‘poor houses’ with special rights of common to join the Knightsbridge Road near a pond. Elsewhere, developments was sporadic and rural, exemplified by Box Farmhouse, and dated 1686, which stood on the King’s Road at what is now the corner of Markham Street. This property survived until 1900. Chelsea itself, though a sizeable settlement with a total parish population of 12,000 in 1801, was still closely grouped around its church and the bridge.
CHELSEA COMMON & ST. LUKE’S CHURCH

7.3 However, seeds of change had already been sown. The common was first enclosed for 21 years between 1674 and 1695, the charges for gazing being given by consent of the commoners to provide funds for the restoration of the Parish Church, now Chelsea Old Church. In 1751 came the first suggestion at a vestry that a new church be provided; it was decided at this time to repair the existing building instead, which was done parsimoniously in the event and to little lasting effect. The earliest residential building lease on the common was made to the Hon. George Cadogan in 1790, and thereafter building proceeded swiftly enough for the majority of the Common Fields and Pasture to be developed by 1836. George III’s Golden Jubilee had been commemorated in the naming of Jubilee Place in 1809, and in 1812 the laying-out on what is now Sydney Street of a Burial Ground with a small chapel was completed to supplement the old Burial Ground on The King’s Road; Bryan gives the total cost of the operation as £5,848 6s. 73¾d.

7.4 The size and condition of the parish church continued to cause concern. Another resolution to build a church in a more ‘central’ location – itself indicative of the spread of development away from the old village – was defeated in 1806, but a report in 1815 recommended urgent repairs to the church, and in 1818 the Parish Committee decided to build a new church, St Luke’s which was to cost no more than £30,000. The burial ground was chosen as the best location, St Luke’s
thereby becoming one of the only two Anglican churches built in London in the 19th century to have its own graveyard. An Act of Parliament was passed, and the foundation stone was laid on October 12th 1820, by the Hon. and Rev. Dr. Gerald Wellesley, rector, standing in for his brother, the Duke of Wellington, who had pressing engagements at court. St. Luke’s Church was completed in 1824 at a cost of £34,716.14s.3d and consecrated on October 18th amid general acclaim. According to Blunt it was the first church built since the Reformation with a stone groined roof; today we may find fault in the slenderness and lack of conviction of elevational details but one cannot doubt the earnest-ness brought by the architect, James Savage, to what is probably his finest work. Beaver described it in 1892 as “one of the most remarkable efforts of the band of architects who bought about the revival of the Gothic or Christian architecture at the beginning of the present century”, and that is where its architectural importance rests today. The graveyard did not last so long; interments ceased under the Act of Parliament of 1855 prohibiting further burials in London, and after a considerable period of insufficient maintenance had left it in an unkempt condition, the area was cleared of gravestones and opened as a public park in 1887 at a cost of £2,000.

7.5 Savage also apparently designed the Parochial School in King Street, now St. Luke’s Street. Low wings occupied by boys’ and girls’ schools flanked residences for the master and mistress; the centre piece of the composition was a tall arch, happily emulated in the post-
war redevelopment of the site, giving a very effective three-quarters view of the church and chancel. The school was completed in 1826 and took over from the Petyt School which was also taken over to finance the building of the new establishment. Development north of what is now Cale Street continued throughout this period, building to the south being confined to Jubilee Place until St. Luke’s Church was under construction.

7.6 By 1836, the date of Thompson’s admirable map, the restrictions on the use of King’s Road had been lifted, and the present-day street pattern for the whole of this area had largely emerged. Major exceptions were the completion of what is now Sydney Street, the laying-out on Box Farm land of Markham Square (which indeed makes its first appearance in the rate books in this year) and the creation this century of Sloane Avenue. By 1840, Chelsea’s population had reached 40,000, and the next ten years saw the erection of Bywater Street and Coulson Street, amongst others.

7.7 The development of Lincoln Street indicates how quickly these streets were built: authority to lay down Lincoln Street was given in the 1845 Chelsea Improvement Act; almost half the properties appear in the Michaelmas Rate for 1846 and all but one of the remaining houses were occupied by the middle of 1848.

7.8 Two of Chelsea’s most celebrated nurseries disappeared to make way for these developments; happily, Chelsea’s horticultural associations have survived the demise of Davey’s, Colville’s and the rest. Colville’s

Fig 7.4 Historic Map 1915
specialised in rare exotics and forced flowers, and is credited with the first real display of the garden chrysanthemum. The nursery’s 2½ acre site had 30,000-40,000 square feet under glass in the early part of the 19th century.

7.9 With one or two exceptions, the streets thus built were not at all pretentious. Blunt writes about the “labyrinth of somewhat dreary streets between the King’s Road and the Fulham Road”, while Beaver characterises the network of streets on the former common as mostly, “narrow and squalid”. These comments are of greater relevance north of Cale Street, where the major re-developments have taken place in the early part of the 20th century. However, as late as 1937 the Chelsea Society was worried, regarding London’s Overcrowding Provisional Order, that working-class homes were being demolished and the social mix of the area was being impaired. Replacement houses in Burnsall, Blenheim (Astell), Britten and Cale Streets were regretted by the Society at this time, although the subdued scale of these and other more recent developments has been welcomed.

7.10 The development of Chelsea Common and the Common fields down to the King’s Road left a triangular wedge of fields and market gardens to the north-east of the Marlborough Tavern, between Brompton Road, Hans Square and Sloane Avenue. The area to the south of Hans Square was occupied by a large house, *The Pavilion*, the gardens of which were laid out by Capability Brown. They were extensive by the middle of the 19th century. Development of this area began with a grid of streets where
Wiltshire Close now stands; the south-western end of Walton Street, then named Cumberland Street, is shown by Thompson. The delightfully-named ‘Green Lettuce Lane’ connected The Pavilion via a private road to what is now Draycott Avenue; the private road was almost fully developed as Milner Street by 1865; Green Lettuce Lane is now Mossop Street. Houses were being built in Halsey Street by 1846, and the seal on the development of these fields and gardens was set by the building in 1858-9 of St. Simon Zelotes’ Church to the highly individual designs of Joseph Peacock. In contrast, John Tarring’s contemporaneous Congregational Church in Markham Square was more conventional.

7.11 The latter part of the 19th century saw the infilling of the few remaining sites such as the last portion of Markham Square. The appearance of Milner Street would have been altered by the development of Prince’s Cricket Ground in the late 1880s as Lennox Gardens; the curve of the wall dividing Ovington Street houses from Lennox Gardens Mews probably reflects the curve of the cricket boundary. When these areas were exhausted the developers turned to the surviving early houses, with the effect on Box Farm noted earlier. Blacklands House was also demolished at this time, making way for the tall red brick terraces of Draycott Place.

**INTO THE TWENTIETH CENTURY**

7.12 The 1894 Ordnance Sheet shows the rear part of the Blacklands garden developed as Guinness Trust dwellings. Also shown is the development of stables between Richard’s Place and Bull’s Gardens as tall housing blocks. Over the next twenty or thirty years, the demolition of the earlier buildings on Chelsea Common and their replacement by the ‘Sutton Model Dwellings’, by the Samuel Lewis Trust Dwellings and, later, by larger private schemes was to transform the fringes of what is now the Conservation Area. By 1901 the population of Chelsea was about 74,000 and a strong contrast had been set up between the tall blocks north of Cale Street and the surviving small-scale buildings southwards to King’s Road, and round Coulson Street and Milner Street. Jubilee Place, Astell Street and Burnsall Street, all Cadogan Estate properties, were largely rebuilt over the next thirty years, perhaps the most attractive single development being 32-46 Jubilee Place. In 1935 ‘The Gateways’ were built to designs by Wills and Kaula: the Chelsea Society, formed eight years previously, commented favourably on the scale of the development and its “individual and attractive features” (Annual Report 193-35, p.30).

7.13 The Second World War brought a new sort of destruction to the area. St. Luke’s Church suffered several incendiary attacks during the autumn of 1940, including one bomb which landed in the belfry. The greater part of the damage to the remainder of the area occurred during four raids in the first half of 1941. The raid on the 11th January affected The Pheasantry, the southern end of Jubilee Place, the northern end of Godfrey Street and properties in The Gateways and Elystan Street. Markham Square and Elystan Street properties were damaged on 8th March. The raid of 17th April, in which Chelsea Old Church was bombed, also destroyed six properties in two groups on the west side of Sydney Street – the sympathetic rebuilds can be easily identified by their modern balcony railings – and the high explosive bomb which dropped on 74 Cale Street is probably responsible for the present gap site and the rough gable wall of number 70. Damage on 11th May was more random, but may have precipitated the redevelopment to form 26-30 (consec) Markham Street. Incendiary damage to 72 and 108 King’s Road and 23 Coulson Street happily did not affect the ultimate appearance of these terraces.

7.14 Whatever else the war brought to this part of London (the digging up of St. Luke’s Gardens for vegetables by Council gardeners and the siting of a food office in Astell Street can be mentioned), it probably saved 10-17 Anderson Street and the fabric of 108 King’s Road. A road-widening line was established in 1939, which would have caused the demolition of these properties, presumably to connect Sloane Avenue in suitable style to the King’s Road. Although the line was not abandoned until 1970, the climate was sufficiently altered – financially and aesthetically – for the road widening scheme not to be implemented after the war.

7.15 By 1951, Chelsea’s population had
dropped to 51,000. Rebuilding of Cadogan Estate properties continued, much of Astell Street and St. Luke’s Street being of post-war date. The Congregational Church in Markham Square was demolished in 1953: the Chelsea Society at the time regretted the loss of the building and its 138 ft. spire. A greater threat to the character of the area surfaced in 1959 with the Oratory School’s plans for expansion onto the west side of Sydney Street, requiring the demolition of 77 houses. A Residents’ Association was formed in Sydney Street to fight the proposals, which were eventually dropped. The school has since moved from the site, and its buildings and those of St. Wilfred’s Convent have been taken over by the Royal Marsden Hospital. Only a few years later, Sydney Street was facing a new threat from hospital expansion on a much larger scale, most of the western side of the street being earmarked for part of what would have been the largest hospital complex in the country. Local opposition was again mobilised, but the scheme was in any event too costly. Discussion on the setting and design of a Cardiothoracic unit for the site directly opposite St. Luke’s Church was implemented with the loss of Victorian terraced houses.

7.16 The redevelopment of the Pheasantry has a history of almost equal length and complexity. The original proposal, submitted in 1969 for an eight storey hotel on the site of the Pheasantry, would have had an adverse impact on the character of the neighbouring streets. The scheme eventually built is undistinguished, and dominates the Pheasantry and adjoining streets in the conservation area.

7.17 In the early 1980s significant development within the Conservation Area concerned the site of Stowell’s Brewery on Britten Street. Houses at the end of Burnsall Street remain to be built at the time of writing. The rebuilding of the brewery on Britten Street next to the new offices is a welcome and attractive feature.

7.18 Numbers 15-19 Britten Street date from the early part of the 1980s and were constructed on the site of the former Victorian Anchor Brewery. The replacement office block is four storeys in height with basement. The building respects the vertical emphasis of the street but lacks the character and detail of the more traditional buildings within the adjoining streets.

7.19 The history chapter has been taken from the previous Conservation Area Proposals Statement 1986 and has been updated. The original was written by Geoff Huntingford with the assistance of Miss Fountain and her staff in the Local Studies Section of Chelsea Library.
Appendix 2: Checklist

This checklist has been taken from English Heritage’s publication, *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011). The checklist has helped to identify the buildings that make a positive contribution to the historic and architectural character of the conservation area.

- Is the building the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
- Is it associated with a designed landscape eg a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

Additional criteria set by the Council:

- Does the building have architectural, historical, archaeological, evidential, artistic or communal significance that contributes to the character or appearance of the conservation area?
- Has the building retained its original design, materials, features and setting or ones that are appropriate to its style and period?
- Does it contribute to the evolution and diversity of the conservation area?
- Was it built by an important local builder or one who also built other significant buildings in the area?
Appendix 3: Relevant Local Plan Policies

The table opposite indicates those policies in the Royal Borough’s Local Plan, which have particular relevance to the preservation and / or enhancement of the conservation area.

These policies are the primary means through which the Council ensures that proposed development within designated conservation areas preserve or enhance the area’s character and or appearance.

This list is not comprehensive and any development proposals will have to take account of the whole suite of policies contained within the Council’s Local Plan. Please consult the Council’s Website: http://www.rbkc.gov.uk/corestrategy

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