Avondale and Avondale Park Gardens Conservation Area Appraisal
14 December 2015
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Avondale Conservation Area Designated: 2013
Avondale Park Gardens Designated: 1987
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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 Conservation 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.
Avondale Conservation Area

1.5 Avondale Conservation Area is an attractive residential area which was primarily developed from around 1860 to 1895. The cluster of buildings comprises modest Victorian terrace houses, a church and school which are in stark contrast to the more historically affluent areas of the Borough where larger and grander terraces and municipal buildings were constructed. The area forms an important part of the Borough’s architectural history and is a clear visual reminder of the different social dynamics within the Borough at that time.

1.6 The area is residential in character with only a couple of shops on Mary Place. The picturesque St. Clement’s Church is a prominent building whose bell cast copula and clock can be seen in glimpse views from many parts of the conservation area. This along with the early 20th century Avondale Park School give the area a ‘village’ like atmosphere.

1.7 The vast majority of dwellings form terraces with only a small number being built as flats in the latter part of the 20th century. The houses range in height between 2 and 3 storeys and were constructed from either London stock or gault brickwork with simple terracotta moulded string courses, slate roofs and vertical sliding glazing bar sash windows.

1.8 As front gardens are small, street trees play an important role together with the small woody shrubs of individual properties in providing a lush green setting to the houses and municipal buildings.

1.9 Despite a small number of Victorian buildings being lost and redeveloped, the area has retained an attractive Victorian residential character set within a soft green setting. This is despite the fact that the area as a whole is heavily built up.
Avondale Park Gardens Conservation Area

1.10 Avondale Park Gardens Conservation Area is an attractive inter-war residential development of simple artisans cottages set around a garden square.

1.11 The houses date from the early 1920s and are constructed from London stock brick with slate roofs in short terraces and vertically sliding glazing bar sash widows. The houses within the southeast corner of the area were designed in the Arts and Crafts style. These are also constructed from London stock brick but incorporate contrasting Dutch gables and red clay roof tiles and painted steel casement windows.

1.12 The mature trees and planting of the communal garden and the gardens at the front and rear provide a lush green and soft setting that complements the architecture of the houses.

1.13 Despite various unsympathetic alterations, the area’s original “Homes for Heroes” character has remained, creating a comfortable housing development with mature green spaces which combine to create an attractive residential enclave in a heavily built up and populated environment.
Location and Setting

1.14 The Avondale and Avondale Park Gardens Conservation Areas are located within the Notting Dale Ward. The Avondale Conservation Area is the larger of the two and wraps around the north, south and west boundaries of the Avondale Park Gardens Conservation Area. The areas are bounded by Bomore Road, Treadgold Street and Grenfell Road to the north; Ansleigh Place and Sirdar Road to the west; Mary Place and Avondale Park to the south and the rear of the houses of Avondale Park Road to the east.

1.15 Beyond the boundaries of the area to the north, east and west are housing estates comprising large blocks of flats and houses that were built after the Second World War following the demolition of many Victorian terraces. The relatively low level development within the conservation areas of between two and three storeys form a strong identifiable and distinct characteristic in this heavily built up area in the north of the Borough.
Historic Development Summary

- Late 18th century brick makers arrive in area and the land becomes known as Brick Field.
- Early 19th century potteries, kilns and pig keepers were established on the 16 acre site which included the area of the present day Conservation Areas where hovels, sheds and huts were erected by the inhabitants.
- 1867 St. Clements Church built on the south side of Treadgold Street.
- 1870s Opening of St. Mary’s Place Workhouse / Dispensary.
- 1870s-1890s terrace houses built in Stoneleigh Street, Sirdar Road, Treadgold Street, Bomore Road and Grenfell Road.
- 1880 St. Clements Church Day School built adjacent to the St. Clement’s Church.
- Early 1900s Avondale Park Primary School built on Mary’s Place.
- 1923 St. Mary’s Workhouse demolished and 32 terraced houses built on site.
- 1966 Victorian police station demolished and rebuilt at 58 Sirdar Road.
- 1980s St. Clements Church Day School demolished and redeveloped as flats.
- 1987 Ivory House constructed on former builder’s yard between 20 and 21 Treadgold Street.
- 2013 Avondale Conservation Area designated.
2 Townscape

Urban Form

2.1 The Avondale and Avondale Park Gardens Conservation Areas contain buildings of a modest scale ranging from one to three storeys in height. The buildings are coarsely grained with terraced houses lining the streets with small front gardens. Larger detached public buildings are located at the extremities of the area that include St. Clement’s Church, the Police Station and Avondale Park School which sit in their own more spacious plots. The largest green spaces are the communal garden square to Avondale Park Gardens and The Community Garden at 95 Sirdar Road (The Clement James Centre), which is open anybody in the community to enjoy as a quiet place.

2.2 The earliest part of the area to be developed was south of Treadgold Street with the erection of St. Clement’s Church in 1867 which was followed closely by the terraced houses in Stoneleigh Street, Sirdar Road, Treadgold Street, Grenfell Road and the south side of Mary Place between 1870 and 1895. There is a distinct variation in height between the houses which range between two and three storeys. The houses to the west of Sirdar Road in the conservation area are three storeys in height and to the east of Sirdar Road, including the Avondale Park Gardens Conservation Area and drop to two storeys.

2.3 The interwar development of Avondale Park Gardens comprises a number of short terraces laid out around a square communal garden. These houses have a greener setting which not only includes the mature trees and grassed area of the garden square but also the small front and rear gardens of each house.
2.4 The roads were laid out in the 1870s onwards with the building of the Victorian terraced houses. The last road to be introduced was in the 1920s when the interwar development of Avondale Park Gardens was laid out on the former workhouse site. The roads connect to other secondary residential streets outside of the conservation areas forming a rough grid like pattern resulting in many short roads joining each other.

2.5 The post war developments adjacent to the areas have altered some of the original Victorian street plan. This is most noticeable with the shortening and blocking off of the eastern end of Treadgold Street and the north end of Ansleigh Place for the construction of Saint Francis of Assisi School and Bomore Road which was moved south for the construction of Treadgold House and the leisure centre.
**Gaps**

2.6 The combination of buildings and space around them combine to give the conservation area its characteristic form. There are many gaps between and around buildings in Avondale and Avondale Park Gardens Conservation Areas which are an essential part of their significance. Important gaps include the spaces around detached buildings and those between groups of terraced houses.

2.7 Buildings such as St Clement’s Church, the Police Station and Avondale Park Primary School sit in their own plots with space all around them. Gaps are also present at the end of terraces where gardens can be viewed from the connecting streets. Good examples of this are from Treadgold Street looking south to the rear of the terraced houses on Sirdar Road and views of the gardens of the back-to-back houses on Treadgold Street and Grenfell Road. There are also verdant green gaps between the short terraces within Avondale Park Gardens where each terrace is separated at every corner of the communal gardens by smaller private gardens.

2.8 These gaps allow glimpses of the gardens and trees helping to create a breathing space in the dense urban environment as well as allowing the terrace groups and detached buildings to be clearly legible as separate architectural compositions.
Land Uses

2.9 The map adjacent shows the land uses as the area was first developed. These uses have continued largely unaltered to the present day and define the different character areas of the conservation areas.

2.10 The areas are predominantly residential in character with Victorian (Avondale Conservation Area) and interwar terrace houses (Avondale Park Gardens Conservation Area) being laid out respectively in each.

2.11 In Mary Place there are two remaining shops at nos. 45-47 which are the only commercial buildings present within the area. The adjacent shop frontage at No. 43 has been in filled with brick to form residential accommodation.

2.12 To the north of the Avondale Conservation Area along Treadgold Street is St. Clement’s Church and Vicarage which sit within their own garden plot with 95 Sirdar Road (The Clement James Centre).

2.13 The Police Station and Avondale Park Primary School towards the southern end of the Avondale Conservation Area also sit within their own plots with hard landscaping and high boundary walls and fencing/gates for security. They are the only municipal buildings within the area.
Fig 2.5 Present Day Land Uses Map
Materials

2.14 Materials used in the construction of the historic buildings within the conservation areas 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 areas so special.

2.15 Traditional materials used in Avondale and Avondale Park Gardens Conservation Areas include:

- Stone (Church, dressings to houses, steps)
- Stucco (bay windows to houses)
- Gault brick
- Stock brick
- Slate and lead roofs
- Clay roof tiles
- Painted timber (windows / doors, soffits and fascias)
- Steel (windows)
- Painted cast iron (railings).
- Terracotta (ornamentation and facing material, chimney pots)
- Glass (thin crown or cylinder glass, leaded lights)
- Granite setts (road surface, paths and kerb stones to the streets)

Fig 2.6 Materials Map (front elevations)
Clay tile roof, 1a - 3a Avondale Park Road

Sawn cut york stone slabs with granite kerbs, Treadgold Street

Slate roofs and red clay ridge tiles, St. Clement’s Church

Stock brick with red brick and stone dressings

Yellow stock brick with flush joints, Avondale Park Gardens

Stone setts, Treadgold Street
Buildings Audit

2.16 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

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

Positive Buildings

2.18 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

2.19 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

2.20 Negative buildings are those which are out of keeping with the prevailing character of the conservation area.
3 Architecture

3.1 The buildings within the Avondale Conservation Area were laid out between 1860 and 1895 on former brickfields owned by Stephen Bird, one of the most notable builders and brick makers of Kensington. The houses were built speculatively by Bird when the clay deposits had been worked out. The houses originally proved hard to sell due to their location adjacent to a slum area and were gradually let out floor by floor and room by room to tenants.

3.2 The vast majority of houses form terraces with only a small number being built as flats in the latter part of the 20th century. The terraced houses built between the 1860s and 1895 have a repetitive arrangement within each range, with all houses having the front door and entrance hall arranged in pairs within the terrace group.

3.3 Avondale Park Gardens was built on the former 1870s Mary Place Workhouse and Dispensary. Kensington Borough Council purchased the Workhouse in 1920 to erect a quadrangle of 20 cottages and two blocks of flats around a garden square for social housing. The blocks of flats were never erected and the scheme was replaced with further two storey terrace houses to enclose the south end of the square.

3.4 The design of many terraces is often unique to that particular group. Features seen in one group may not appear on another. Some buildings are not mentioned in this text, but that does not mean that they are of no value and for this the reader should consult the Buildings Audit Map to ascertain if a building makes a positive contribution to the character and appearance of the conservation area.
Avondale Park Gardens Conservation Area

Avondale Park Gardens, 1-26 (consec), Mary Place 22-38 (even)

The houses surrounding the garden square are built in a uniform cottage style with two storeys, pitched roofs and overhanging eaves. They are constructed from London stock brick laid in Flemish bond with flush pointing. The window reveals to the ground floor have soldier brick courses with the window joinery sitting almost flush with the facing brickwork. The head of the windows to the first floor are tucked up under the soffit of the eaves. The windows, where original, comprise vertically sliding glazing bar sash windows in a six over six pattern. The windows are painted white with the glazing held in place with a traditional bevelled putty finish.

3.7 The ground floor windows have side lights and this extra width is carried on to the upper floors of the corner properties to stress their projection.

3.8 The brick work above the front door is more decorative with a rubbed brick flat arch with protruding keystone detail. The doors are set back within recessed porches with doors of varying designs. The originals are of painted timber construction with three tall panels below the lock rail and a light split into 6 panes by glazing bars above. At regular locations between the houses an alleyway provides access to the rear gardens through an opening decorated by a rusticated brick surround.

3.9 The shallow pitched roofs form a continuous run with simple ridge tiles and dominant chimneystacks enhanced by simple brick coping. The corner properties project forward from the main building line and have hipped roofs to emphasise the symmetry of the square. The over-sailing eaves have painted timber soffits and fascias with ‘u-shaped’ cast iron gutters connecting to down-pipes attached to the front elevation of the house.

Avondale Park Gardens, 20-26 (even), 1 Mary Place, 1, 3, 3a Avondale Park Road

3.10 The properties in Mary Place and Avondale Park Road, although from the same era, have a pronounced “Arts and Crafts” style with projecting end bays surmounted by Dutch
gables and steep roofs covered by plain clay tiles. Although not a uniform composition, standardisation is evident through the use of solid doors and small framed metal casement windows set under brick soldier courses.

3.11 The elevations are constructed from London stock brick laid in Flemish bond with flush pointing. The window reveals have brick header soldier courses which house painted steel windows with side hung and top opening casements the glazing of which is split into smaller units by glazing bars. The roofs are of an even pitched construction with Dutch gables fronting the street to nos. 20 and 28 Mary Place and 1, 1a, and 3a Avondale Park Road which are finished with an oversailing brick on edge coping. Nos. 20 Mary Place, 1, 1a and 3a Avondale Park Road have stepped brick corbels to the eaves and no.1 an even pitched gable to Avondale Park Road. The roofs have a covering of clay tiles with eaves comprising exposed rafter feet with guttering directly attached. The party walls between the houses extend up through the roof delineating each residential unit with the wall terminating with a brick on edge and tile creasing. Chimneys are square in section with oversailing brick collars and red clay chimneypots. Original doors, where they exist, are of timber construction with two panels separated by the lock rail.
**Avondale Conservation Area**

### Ansleigh Place

**3.12** To the north end of Ansleigh Place are 8 mews houses (nos. 31-38). These comprise a row of two storey dwellings that have had various alterations over the years that have changed their appearance. The fenestration is primarily of vertically sliding timber sash windows interspersed with some French doors at first floor level and tripartite vertically sliding sash windows to the ground floor with a 6 panelled timber entrance door. The buildings are relatively plain in appearance with simple London stock brick elevations laid in Flemish bond and a brick parapet with coping stone detail concealing the roof. Stone window sills and segmental brick arches to the window and door heads are consistent across the group. The rest of the terrace appears more utilitarian with London stock brick outrigger extensions ranging between 1 and 2 storeys in height and back yards. The outriggers are generally associated with the terrace houses that front onto Stoneleigh Street but some have now been converted to separate residential properties. The roofs are more prominent with gable ends fronting the street with pitched slate roofs. The only building that stands out prominently within the group are nos. 42-43 which is constructed from a multi red brick and a pitched roof with eaves that is seen in contrast to the adjoining yellow London stock brick buildings.

### Mary Place

**3.13** Avondale Park Primary School dates from the early 20th century and is of a London yellow stock brick construction laid in English bond with red brick dressings around the windows including rubbed brick arches, those of the first floor are half rounded with London stock brick infill. The windows are of timber construction with paired vertical sliding glazing bar sash windows with central pivoted top opening lights. The main entrance facing Sirdar Road comprises a single storey gable fronted projection with stone dressings, red tiled roof and sash windows. The school is the largest building within the conservation area and
makes a positive contribution to its character and appearance forming the entrance in to the conservation area from the south.

3.14 Mission Hall, also known as St. Mary’s Church Hall, at nos. 39/41 Mary Place dates from the latter part of the nineteenth century. The hall is constructed from stock brick which has been painted white at a later date. The brickwork is embellished with pilasters and round moulded string courses. The roof is even pitched with a covering of natural slates with red clay ridge tiles. Y-tracery windows to the gable end of the main hall above the principal entrance are prominent architectural features and are in contrast to the simpler and modest vertical sliding sash windows on the adjacent gable at second floor level. The principal entrance door is two leafed with a mullion panelled design with strap hinges and a mullioned transom light above. A timber glazed screen and entrance door to the rounded arch to the east forms a less formal entrance to the residential and studio spaces and secondary entrances to the west comprise a vertically boarded door and decorative iron gate. A recessed panel to the front of the building has a highly detailed painting of St. George and the Dragon on a gold background which references the current name of the property. The building was converted to studio space and living accommodation in the mid 1970s.

3.15 These late Victorian terrace houses nos. 31-50 (west) and nos. 18-25 (east) are three storeys in height with even pitched roofs. The terrace house at the southern end on the west side adjacent to Stoneleigh Place is hipped and the north end is gable ended following the demolition of no. 30 for the construction of Saint Francis of Assisi School. The houses are constructed from London stock brick and laid in Flemish bond with decorative terracotta string courses of a floral design to the ground floor and dog tooth design to first floor. The Welsh slate roofs have oversailing moulded brick courses to the eaves with fascia board and ‘u-shaped’
cast iron gutters above. The party walls extend up through the roof and are capped by an oversailing brick and brick-on-edge coping. Chimneys are paired with the neighbouring property and have oversailing brick courses which in turn are crowned with red cylindrical chimney pots. At ground floor level the houses have canted bay windows with leaded roofs to the front and timber entrance doors of either four or six panels with a transom light above. The entrances are arranged in pairs with the doors recessed back within the reveal to form porches with rubbed brick arched heads and a terracotta key stone. The fenestration comprises vertically sliding 2 over 2 timber sash windows set within reveals that have red brick segmental arched heads. The upper ground floor is more decorative with stone pilasters that have decorative capitals and moulded stone lintels that house vertically sliding timber sash windows. The main entrance door is set back from the facade within a red brick reveal with Gothic arched heads constructed from stone and brickwork. The doors are of painted timber construction of either 4 or 6 panels with transom light above. Unfortunately some reconstruction works to the houses has occurred resulting in some architectural elements being lost harming the group.

**East Side**

3.16 The Victorian houses numbered 13-17 form a distinctive group of five terrace houses that are three storeys in height including lower ground floor. The houses have gables that front the street and are stepped back from the adjacent terrace directly to the north providing more generous gardens. The houses are constructed from London stock brick with red brick dressings which provide contrasting bands and a diamond pattern to the gable ends that front the street. The upper and lower ground floors have canted bays with slated hipped roofs. The windows to the lower ground and first floors are vertically sliding two-over-two timber sash windows set within reveals that have red brick segmental arched heads. The upper ground floor is more decorative with stone pilasters that have decorative capitals and moulded stone lintels that house vertically sliding timber sash windows. The main entrance door is set back from the facade within a red brick reveal with Gothic arched heads constructed from stone and brickwork. The doors are of painted timber construction of either 4 or 6 panels with transom light above. Unfortunately some reconstruction works to the houses has occurred resulting in some architectural elements being lost harming the group.

**Sirdar Road**

3.17 Nos. 75-93 Sirdar Road are to the same design as nos. 31-50 and 18-25 Stoneleigh Street except some of the properties have painted brickwork or terracotta detailing applied at a later date.

3.18 The terrace houses along Sirdar Road Nos. 60-84 (east side) are two storeys in height with stucco canted bay windows to the ground floor. The houses are constructed from gault brickwork to the front and London yellow stocks to the rear laid in Flemish bond. This is embellished at the front with red brick courses and a dentilled red and gault brick string course to the eaves under a simple slate
pitched roof. The party walls extend up through the roof and are capped by an oversailing brick on edge coping. Chimneys are paired with the neighbouring property and have oversailing brick courses and are crowned by red cylindrical chimney pots.

3.19 The fenestration comprises vertical sliding glazing bar sash windows to the first floor that sit within brick reveals with rubbed red brick gauged arches and key stone. The entrances are paired with the neighbouring property and set within pilaster surrounds creating recessed porches. The front doors were originally of a traditional four panelled construction but some have been replaced with modern ‘off the shelf’ designs affecting the uniformity of the terrace.

3.20 86-96 Sirdar Road, 5-31 Treadgold Street and 2-16 (even) Grenfell Road are similar in detail to the three storey houses in Stoneleigh Street and the western side of Sirdar Road. The houses are two storeys in height with even pitched roofs. The party walls extend up through the roof and are capped by an oversailing brick and brick on edge coping. Chimneys are paired with the neighbouring property and have oversailing brick courses with red clay cylindrical chimney pots.

3.21 The houses have canted bay windows with leaded roofs to the front and timber entrance doors of either four or six panels with transom light above. The windows to the first floor are vertical sliding sashes 2 panes over 2 split by a vertical glazing bar set within simple brick reveals with cambered brick arched heads. The entrances are arranged in pairs within the terrace with the doors recessed back within the reveal with rubbed brickwork heads and terracotta key stones. No. 31 is wider than the other terrace houses with a carriage way under the first floor formed with a rubbed brick arch and enclosed by vertically boarded gates. The houses are constructed from London stock brick and laid in Flemish bond. Nos. 86 to 96 have a decorative terracotta floral string course above the first floor and Nos. 5-31 Treadgold Street and 2-26 have a dog tooth terracotta string course adding slight variation between the terraces. The Welsh slated roofs have oversailing moulded brick courses to the eaves with fascia board and ‘u-shaped’ cast iron gutters above.
The architectural treatment of front doors and windows are key features of all houses in both conservation areas. Door design is varied and quite often differs from house to house. These range from many original four-panelled doors to the Victorian houses to the doors with three vertical panels below the lock rail with six glazed panels as found in the interwar properties in Avondale Park Gardens. In most parts of the conservation areas doors are positioned within recessed brick porches with modest decoration to provide emphasis to the dwelling’s main entrance.

Similarly, windows are set within plain brickwork reveals with flat rubbed brick or cambered arches. Some have been embellished with key stones in either terracotta or brick such as those seen on the east side of Sirdar Road or Avondale Park Gardens respectively. The windows themselves are timber framed vertically sliding sash windows that are painted white. However, the windows found on 20-26 Mary Place and 1 Avondale Park Road are painted steel windows with glazing bars with top and side hung opening lights. 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.

Steps up to the front doors are modest and each group of houses or terrace would have originally used the same material such as natural stone slabs. This is in contrast to the modern finishes seen today which include coverings of tiles or replacement steps of concrete and brick on edge.
**Roofs**

3.25 There are two principal roof forms within the conservation area: even pitched gable ended roofs and even pitched roofs with hips.

3.26 The roof types in the conservation area follow the building type or terrace consistently except at the end of some terraces where they are terminated by a hipped roof rather than a gable. Flat roofs are also present in small numbers at 58 Sirdar Road (Police Station), Nos. 43-47 Mary Place, 31-38 Ansleigh Place and Avondale Park School which are all hidden behind parapets.

3.27 The roofs are generally to a simple design but some incorporate decorative elements such as the Dutch gables to Nos. 20-26 Mary Place and 1-3a Avondale Park Road. St. Clements Church is also more ornate with its clay crested ridge tiles, dentilled gables and round moulded eaves. The roofs of the terraces in Avondale Conservation Area have party walls that extend up through the roof with oversailing brick on edge coping and chimneystacks with oversailing brick courses and clay chimney pots. These help to create a rhythm across the terrace and subtly identify each house. The houses in Avondale Park Gardens Conservation Area by contrast have continuous roof slates over the party walls to create a less broken and uniform roofscape with equidistant chimneys extending up through the roof at the ridge line and to the rear.

3.28 Some houses within Avondale Conservation Area have box dormer roof extensions to the rear which do not reflect the prevailing character of the area. This disrupts the relatively plain and unaltered roof forms that
unify the terraces and draws undue attention within the streetscape. The terraced houses within the Avondale Park Gardens Conservation Area do not suffer from later roof extensions and a relatively uniform roofscape is retained across the terraces.

3.29 Original roof forms are of great heritage significance and make a strong positive contribution to the character of both conservation areas particularly where they exist as a group.
Rear Elevations

3.30 The front elevations of houses in the conservation area were designed to be the most formal and decorative. Side elevations were constructed with less ornamentation and used cheaper construction materials such as stock brick. Some flank elevations in the Avondale Conservation Area have been enlivened, to some extent, with the use of terracotta string courses. The rear elevations are also constructed from London stock brick where ornamentation was unnecessary to the more secluded parts of the buildings. Rear elevations were designed as a piece with their neighbours and builders employed matching designs and details across the whole terrace.

3.31 The fact that the rears of some of the terrace 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 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.

3.32 The rear elevations of the Victorian terrace houses in the Avondale Conservation Area comprise relatively simple yellow stock brick elevations with outrigger extensions approximately half the width of the rear elevation. These are attached to the terrace houses in pairs with a pitched roof that straddles the party wall line. The outriggers either terminate one storey below the eaves or just below the eaves line depending on which terrace the house forms apart. This leaves the characteristic void between structures which originally formed part of the yard and have now frequently been in-filled 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. 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.

3.33 The two storey terrace houses in Avondale Park Gardens were not originally designed with rear wings and were to a simple square footprint. This has largely been respected except for a small number of later conservatory extensions.
Boundary Treatments

Avondale Park Gardens Area

3.34 The front boundaries of the properties were originally simple wooden fences. Some survive but over time a variety of fences, walls, hedges and railings have been introduced. The front gardens in the area are mostly laid out as originally intended with lawns, planting beds and footpaths of stone sets leading to the front door and rear access alleys.

3.35 The houses fronting onto Mary Place and the entrance road into the development comprise brick walls laid in stretcher bond which are broken by pedestrian access gates. The small groups of houses at Nos. 1 Avondale Road / 20-26 Mary Place and 3, 3a and 3b Avondale Park Road have courtyards that front the street and are enclosed by black painted railings. The ones to Mary Place are original with spear finials and each rail individually set into the brick plinth.

3.36 Due to the narrow width of the road and gardens off-street parking is only possible in a few locations. The removal of boundaries to create forecourt parking detracts from the unity of the street and the appearance of the property concerned.

3.37 A substantial amount of the original boundary walls to the former Mary Place Workhouse still survive and enclose many of the rear gardens. These remnants can be seen in the two brick piers with stone dressings that front onto Mary Place and the high London stock brick walls that extend back into the site that run along the backs of the gardens.
Avondale Conservation Area

3.38 The terrace houses have small front gardens that are enclosed by an eclectic mix of brick walls, railings, concrete decorative screening blocks and timber fencing in either picket or closed boarded form. The boundaries are generally to a consistent height throughout the conservation area.

3.39 The boundaries in Stoneleigh Street, Sirdar Road and the eastern half of Treadgold Street are generally constructed of brickwork or picket fencing or a combination of the two. These are interspersed with some painted modern railings, some set between brick piers. The boundary treatments vary from neighbour to neighbour and the lack of uniformity has a negative impact on the conservation area.

3.40 To the western end of Treadgold Street along the frontages of St. Clement’s Church and No. 35 are black painted railings. The housing development has modern hooped railings and those to the church have simple pointed railings with decorative cast iron posts which make a positive contribution to the character and appearance of the conservation area.

3.41 The terrace houses fronting onto Grenfell Road have black painted railings of various designs set between brick piers on top of a brick plinth.

3.42 95 Sirdar Road (The Clement James Centre) has original railings and cast iron posts which are contemporary with the former Victorian junior school and are of architectural interest. The entrance gate is modern with a curved design to the rails and bars and has box section posts painted black.

3.43 The police station is surrounded by simple iron railings along Sirdar Road and Mary Place. The vehicular entrance is secured by large blue painted steel gates and high mesh fencing topped with barbed wire resulting in a fortress like appearance that detracts from the character and appearance of the conservation area.

3.44 Avondale Park School is surrounded by a tall boundary wall. The length along Sirdar Road and part of Mary Place has been altered and raised in height. The wall retains two entrance points on Sirdar Road comprising stone surrounds with stone lintels displaying the date 1880. This is likely to be the remnants of an early boundary to the former board school that occupied the site. The yellow stock brick wall to Gorham Place appears original to the site and has triangular coping bricks to the top. Black painted iron railings connect the two walls along Mary Place.

3.45 The boundary walls to the ends of the terrace houses that enclose the gardens and abut the street are of London stock brick constructed in Flemish bond with a brick on edge coping. These can be found along Stoneleigh Place, Treadgold Street with the wall enclosing 96 Sirdar Road and the back-to-back houses of Grenfell Road and Treadgold Street and is a typical arrangement in the borough.
Front and Rear Gardens

3.46 The adjacent map shows the extent of garden space throughout the conservation areas. Planting can be found at both the front and rear of the properties. The front gardens are relatively small and generally hard landscaped. This has resulted in an attractive array of smaller planting throughout the conservation area. Rear gardens are larger and allow for more mature planting to grow with small trees and larger shrubs. Where these gardens sit next to the street it 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. The mature planting to the front of St. Clement’s Church also makes a positive contribution creating a soft green setting to the church on a prominent corner site where Sirdar Road meets Treadgold Street.
Places of Worship

3.47 St. Clement’s Church was constructed in 1867 by J. P. St Aubyn and is an unusual example of a picturesque Anglo-Catholic church. The church is constructed from stock brick with red brick patterning and stone dressings. The roof has a covering of Welsh slates with tiny timber ventilating dormers with three holed crested red ridge tiles and a bell-cast cupola with clock. The church has an unusual plan with a three bay nave opening to double transepts, which narrows to an elevated three-bay chancel. The church was later altered in the early twentieth century with the addition of vestries and a side chapel. The church has a regular fenestration of two lancets per bay under a plate traceryed roundel, each bay of the nave and transept under its own gable, with three-lancet east windows and four-centred cusped lights to vestries.

3.48 The Vicarage to the south of St. Clement’s Church dates from the 1920s and is constructed from a red multi stock brick laid in Flemish bond with struck pointing. The elevation facing south onto the garden has double height canted bay windows with a cornice moulding that follows the eaves line of the main body of the house. The roof is hipped and covered with clay tiles with lead flashings to the ridge and hips. The windows are in the Georgian style comprising 6-over-6 vertically sliding sash windows within architrave surrounds. The windows above the ground floor have a plain re-constituted stone string course which is moulded around the canted bay windows.
3.49 Nos. 43, 45 and 47 Mary Place are a row of three shops. No. 43 has now been converted to residential with the shopfront opening being blocked in and a render finish being applied along with small modern windows. Nos. 45 and 47 retain their shop use at street level and living accommodation above. The buildings are constructed from London stock brick with red brick dressings for the cambered window heads and brick courses. No. 47 has had the front and flank walls rebuilt in a similar style to the original building but has introduced smaller windows, no parapet cornice and simplified red brick dressings. No. 43 has had the brickwork painted white and now appears as a continuation of the George and Dragon Hall. All the original vertically sliding timber windows have been removed and replaced with modern UPVC or white painted aluminium with top opening casement. These are at odds with the traditional characteristics of the buildings and the prevailing character of the area. The shopfronts are modern but the original fascias and pilasters are still present at nos. 43 and 45 albeit with those at No. 45 hidden behind a larger modern fascia and awning.
Recent Architecture

3.50 The Avondale Conservation Area was completely developed by 1900 and in the case of Avondale Park Gardens Conservation Area the 1920s, leaving little or no room for later development. In the few instances where new buildings have been erected these have generally involved the demolition and redevelopment of existing buildings and some “backland” development. These more recent buildings stand out in comparison to the well established traditional Victorian and early 20th century architecture.

3.51 No. 27 Stoneleigh Street (1-6 St. Clement’s Court) is a small block of flats built on the site of a former Victorian school during the 1980s. The building is three storeys in height and is constructed from brown brick laid in stretcher bond with red brick string courses and oversailing brick courses to the eaves. Timber windows comprise both top and side hung casements set within simple brickwork reveals with soldier courses to the heads and a concrete window cill to the base. The vehicular access arch, enclosed by mild steel gates, is also finished with a simple brick on edge detail which has been laid in three header courses.

3.52 The materials are the same as those used at no.27 Stoneleigh Street and has similar detailing to the elevation. The frontage to Treadgold Street has, however, been treated slightly differently with the incorporation of gabled roofs and dormers to the third floor picking up some of the architectural elements of St. Clement’s Church. The roof is also similarly finished with decorative red moulded ridge tiles. The overall reduction in bulk of the block compared to No. 27 and its design references help the flats appear less dominant in vistas of the grade II listed church.

3.53 Nos. 6-14 Stoneleigh Place comprises one 3-storey house and four 1-storey mobility units. They were built in the latter part of the 1970s on a plot of land that was formally two Victorian semi-detached houses with long gardens. The building is to a simple design constructed from a multi-stock brick laid in stretcher bond with soldier brick courses to the window heads and cills. The windows are of timber construction that are top hung and painted white. The roof is of hipped design with the eaves having exposed rafter feet which have been painted black.

3.54 No. 58 Sirdar Road (Police Station) dates from 1966 and is constructed from a reinforced concrete frame which is faced with pre-cast exposed aggregate blocks to the ground floor and light brickwork with Portland stone dressings to the upper storeys. The grouped windows at first and second floor levels on both the front and rear have infill panels of Broughton Moor Green Slate. The building has a fortress like appearance which reflects its function and is in stark contrast to the adjacent modest and traditional Victorian terraced houses.

3.55 Ivory House was constructed in 1987 on a former builder’s yard to the rear of Treadgold Street on a corner site between nos. 20 and 21. The development originally comprised 5 residential business units many of which have
now been converted to self contained dwellings. The elevation is finished in painted render with black framed aluminium windows. The hipped roof is covered in imitation slate and is crowned with a pyramidal lantern light. The entrance piers are constructed from stock brickwork and have pyramidal capping stones that have been painted to reflect the roof design of Ivory House.

3.56 10 A to D and 16 A to D Avondale Park Gardens are purpose built two storey blocks containing four bedsitting units that share a communal entrance, staircase and lobby area. The buildings date from the 1960s and are constructed from a smooth pale yellow brick that is laid in stretcher bond with flush pointing. The windows are of aluminium construction with two side opening casements and a central top opening light that are positioned above a white painted spandrel panel. The buildings have an even pitched roof with brick gable ends with a covering of slates finished with white painted barge boards, soffits and fascias.
4 Public Realm

Formal green spaces

4.1 There are no publicly accessible green spaces within the conservation areas but there are two privately owned garden spaces in Avondale Park Gardens communal garden and the garden to 95 Sirdar Road (Clement James Centre) which provide visual amenity within the streets and can be enjoyed by the public when moving through the areas.

Trees

Avondale Park Gardens Conservation Area

4.2 Avondale Park Gardens has a small number of large, mature and good quality trees in the communal garden square surrounded by the terrace houses to the north, east and west. This includes two Limes and three Plane trees that are estimated to be around 150 years old and probably date from the time of the Victorian Workhouse which previously occupied the site. The front gardens have some planting of small woody shrubs but there are no trees of note in the front or rear gardens of these properties. The private planting that does exist, however, makes a positive contribution along with the mature trees of the square to the leafy green appearance of the area.

Avondale Conservation Area

4.3 Due to the lack of sizeable front gardens in the Avondale Conservation Area there is little contribution to the treescape from privately owned trees. Council street tree planting has made up for this on roads such as Treadgold...
Street, Sirdar Road and Stoneleigh Street which show a good variety of appropriately sized ornamental trees. Tree Species such as the Japanese Cherries, Prunus Kanzan, various species of Hawthorn and native trees like the Rowan and Whitebeam make a significant contribution to the character and appearance of the conservation area.

4.4 Mature trees immediately adjacent to the conservation area boundary along Grenfell Road and on the corner of Stoneleigh Place and Sidar Road soften the impact of the surrounding architecture and are a positive feature of the conservation area’s setting.

**Street furniture**

4.5 Traditional style Victorian lamp posts are present throughout the conservation areas along with metal street signs. Their consistency of design is a positive feature of the conservation areas and helps to unify the streets. Unnecessary clutter and unsympathetic styles have been mostly avoided although telephone wires and poles generally detract from the area.

4.6 Unfortunately no original lamp posts remain in the area but the new ones that have been introduced are of a Victorian appearance that replicate similar gas lamp designs with ladder supports.

4.7 The road signage is of modern steel construction that has wording picked out in black text 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.

**Street Paving**

4.8 The footpaths in the conservation areas are generally surfaced with either concrete of York stone paving slabs and edged with granite kerb stones. Unfortunately the original riven York stone paving has long since been removed. New sawn cut York stone has, however, been introduced in Stoneleigh Place, Sirdar Road and Treadgold Street to the east of Sirdar Road. This complements the Victorian architecture better than the less expensive concrete paving slabs. Granite stone setts survive to the covered carriage way adjacent to 31 Treadgold Street and parts of the pavements within Avondale Park Gardens and make a positive contribution to the character and appearance of the conservation areas.

4.9 The need to provide a safe and inexpensive surface has led to the use of tarmac and mastic asphalt on the roads.
5 Views

5.1 The conservation areas are made up of various short and medium views that are constantly changing as one travels through the area. The most formal are towards St. Clement’s Church from Whitchurch Road, Treadgold Street and Grenfell Road and the communal gardens to Avondale Park Gardens from Mary Place. Another medium view can be enjoyed of 1 Avondale Park Road and 20-26 Mary Place from Avondale Park looking north through the trees.

5.2 Short vistas within the conservation areas are confined to the short streets looking obliquely along terraces which are enhanced by the contribution of street trees and front gardens that help to soften the setting of the buildings. Good examples of these are within Stoneleigh Street, Sirdar Road, Grenfell Road and Treadgold Street. Other short vistas comprise views along streets that terminate directly onto other terraces. The best example of this can be seen in Treadgold Street where the road turns at a ninety degree angle.

Fig 5.1 Views Map
6.1 The conservation area is well conserved with houses and gardens generally being well maintained and the streets clean and in good repair. There are few buildings that have a harmful impact on the character and appearance of the conservation area. It is the smaller cumulative changes and development to the existing residential properties which can be quite damaging causing piece-meal erosion that can harm the character and appearance of the conservation area. Council policies encourage enhancement which include rectification of any of these elements.

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, lights and satellite dishes to the exterior of buildings creating unsightly clutter to the elevations.

6.4 Heavy weather struck cement pointing of brickwork creating larger joints, hard straight edges and shadow gaps make buildings appear darker 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 and flush pointing 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 repointed stand out and result in a less harmonious group to the detriment of the terrace and wider conservation area.

6.6 Some replacement windows have introduced modern designs and materials such as UPVC and aluminium which have little regard to the original joinery / steel windows in which they have replaced. These do not replicate the profiles and more delicate elements such as glazing bars, traditional putty detail and painted finish. Double glazing quite often results in distortion of the panes in different atmospheric
conditions drawing undue attention in the street.

6.7 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.

6.8 Vents and flashings to the roofs of the houses within Avondale Park Gardens have broken up the uninterrupted slate roofs creating more discernible units adding clutter and impacting on the original architectural composition.

6.9 Lack of uniformity in boundary treatments has created a disjointed appearance. The majority of boundaries comprise either brick or a picket fence construction but very few original brick walls now remain. The use or decorative screening blocks and painted finishes to the masonry can be particularly harmful.

6.10 Where individual houses or decorative features have been painted where this was not the original intention, especially within a brick terrace, this has harmed the uniformity of the group and the appearance of the conservation area.

6.11 Box dormer extensions to the rear of houses do not reflect the prevailing character of the area. This disrupts the relatively plain and unaltered roof forms that unify each house within the terrace and draws undue attention within the streetscape to the detriment of the character and appearance of the conservation area.

6.12 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. An example of this is the loss of stone setts to entrance pathways and side passages to the houses within Avondale Park Gardens and to the front boundaries within Avondale Conservation Area.
7 Appendix 1: History

Avondale Conservation Area

7.1 At the same time as houses were springing up over Kensington for the comfortable middle class, one corner of the borough was developing into a slum whose notoriety was probably unsurpassed throughout London.

7.2 It lay at the foot of the hill on which the Ladbroke estate was laid out, directly north of Pottery Lane, on badly draining clay soil between the Norland Estate and Notting Barns Farm.

7.3 Its first occupants were to give it two infamous names: the brick makers, who seemed to have arrived in the late 18th century, and the pig-keepers, who moved there in the early 19th century.

7.4 To make bricks and tiles involved large excavations, which soon filled with stagnant water. The keeping of pigs entailed collecting refuse and offal from the kitchens of hotels and private houses, feeding most of it to the pigs and boiling down the fat.

7.5 The combination of both bricks and pigs was an unfortunate combination for the area.

7.6 Samuel Lake of Tottenham Court Road, a scavenger and chimney sweep by occupation was the first to keep pigs here and he was soon joined by the pig keepers of Tyburn who had been forced out of their area by building development. The colony was at first sufficiently isolated to be able to go about their business unfettered; and by the time streets were

Fig 7.1 Historic Map 1841 Map
being built nearby, the piggeries were so well established that developers simply steered clear.

7.7 Shack sprang up wherever convenient for there was no building control in London at that time, and inevitably they were jumbled together with the pigs and the ponds: indeed often the three were combined, with humans sharing their roofs with animals and living directly over stagnant water, the animals at one stage outnumbered people by three to one.

7.8 There were no building restrictions, no sanitary regulations, and no drainage. Hovels, sheds and huts were the main dwellings of this squalid area, which stank of pigs and pigswill.

7.9 By 1840 the colony consisted mainly of two streets and side alleys bounded by Darnley Terrace and Treadgold Street. In the middle of this acreage was a pool of fetid water known as the 'ocean'.

7.10 The area’s decline was swift and it soon became a refuge for a variety of dubious characters. Later when the Hammersmith and City Line was built across the area in the 1860s navvies moved into poorer boarding houses in the neighbourhood and gypsies often camped there.

7.11 The sewage authorities were unable to cope with the scale of the problem so when cholera struck in 1849 its toll on the population was high. The mortality rate reached 60 per 1000 living, compared with the average for London 1846-50, of 25.4 per 1000, and 45 deaths out of every 50 were of children under
the age of 5. Life expectancy in this area was a shocking 11 years 7 months compared with the metropolitan average of 37 years.

7.12 The area’s unsanitary conditions had become so notorious that Charles Dickens ran a special feature on it in the 1st edition issue of his magazine, “Household Words”.

7.13 The piggeries and brickyards were far from the sight and concern of the Vestry and its duties were taken up by charities, both religious and secular. But it was Kensington’s first Medical Officer of Health, Dr Francis Goodrich, who was given the formidable task of cleaning up the area, Goodrich stated “it was one of the most deplorable spots not only in Kensington but in the whole of the metropolis.”

7.14 The brickyards now concentrated more on the making of pottery, mostly drainpipes, tiles and flower pots to supply the local boom. This trade, however, gradually declined and business ceased by 1863, the same time as when the stagnant ‘ocean’ was filled in.

7.15 As far as the piggeries were concerned strong opposition to a clean up came from the pig keepers themselves, as that was their livelihood. Perversely the Vestry did not want them to lose the pigs because the families then could become a charge on the Poor Rate.

7.16 By 1878 Goodrich’s successor Dr Dudfield managed, however, to gradually reduce the number of pigs (by making it Hammersmith’s problem). However, it was not until the 1890s that the last pig was banished.
7.17 The area nevertheless remained notorious. Instead of pig keeping the men turned to living off what their women could earn as laundresses, initially at home (especially in Stoneleigh Street area) and later in small laundries. A local saying in this area declared that ‘to marry an ironer is as good as a fortune’.

7.18 But change was coming: the 1860s at last witnessed the opening of the schools, (such as one in Sirdar Road), the paving of streets and the construction of proper sewers. But it was not until 1888 were public baths and washhouses provided at the junction of Silchester and Lancaster Roads.

7.19 In 1889 the Rev C. E. Roberts of St. Clements Church and Rev Dr Thornton of St Johns appealed in a letter to the Times for an open space for the children of this area. As a result the old Brickfield and the area of the Ocean became the start of Avondale Park opened in 1892 and named in memory of the recently deceased Duke of Clarence and Avondale.

7.20 But even then, a year after the park was opened, the Daily News described the area adjacent to the park as ‘Avernus’ (the fabled gateway to hell!). The article identified Wilsham Street, Kenley Street, another two streets now replaced by Henry Dickens Court and part of Sirdar Road as ‘hopelessly degraded and abandoned’.

7.21 The dense rows of artisan houses in these streets were massively over occupied or else were the most primitive lodging houses in which a bed on the floor cost a few pennies per night. Local residents made a living as best they could but it was a close knit community who seemed to scrape together enough money to pay for visits to the music hall and for summer day trips.

7.22 When Kensington Vestry was superseded by Kensington Borough Council it rapidly appointed four extra inspectors and bought up dwellings for improvement. In 1896-8 the death rate for Notting Dale Special Area stood at 50.4 per 1000. By 1907 it had been cut to 30.2.

7.23 By 1904 new low cost tenements were built and in 1900 the Improved Tenements Association bought 64 year leases for four houses in Walmer Road. These were modernised and divided into two room tenements to accommodate 13 families for rents of 5 shillings a week. Other housing associations followed such as the Wilsham Trust formed by ladies-in-waiting at Kensington Palace.

7.24 Since then the area has been largely improved and redeveloped: Kenley Street has been re-built and Henry Dickens (grandson of Charles) Court went up after the Second World War as did Treadgold House, Bomore Road and other solid examples of public housing.

7.25 Today, this part of Kensington, however, is still somewhat of a hidden secret, strangely cut off, tucked behind the facade of the Norland estate and bordered by the railway.

7.26 The poverty and hardship of the Potteries and Piggeries is very much a thing of the past. Now the neighbourhood is an attractive, leafy, peaceful backwater made up of rows of well kept two and three storey Victorian brick terraced houses and cottages, in the shadow of the graceful golden weather vane and clock of St. Clements.

7.27 History compiled by local residents using the following bibliography:

- The Notting Hill & Holland Park Book by Richard Tames
- Kensington & Chelsea by Annabel Walker with Peter Jackson
- Notting Hill and Holland Park Past by Barbara Denny
- Survey of London: Northern Kensington : XXXVII fo

Avondale Park Gardens

7.28 Avondale Park Gardens lies between the Norland and St. Quintins Estates. In the 19th century, potteries and kilns were established nearby with a 16 acre site, including the present conservation area, providing one of the raw materials, clay. This in-salubrious start was worsened by the rapid influx of shady inhabitants moved on by development elsewhere and the deplorable activities of a colony of pig keepers. As early as 1838, lack of sewerage, stagnant pools and resulting levels or mortality and disease had attracted the attention of the Poor Law Commissioners.

7.29 Half-hearted attempts to solve the problems, noted by contemporary authors as amongst the worst in London, included
the opening of the Mary Place Workhouse and Dispensary, the provision of sewers by the 1860s, the eviction of the pig keepers in 1878, and a long term policy of inspection and enforced improvement. The general conditions however, hardly improved and as late as 1904 it was noted that women and children admitted to the workhouse needed to be disinfected outside.

7.30 The 1919 Housing Act allowed further Local Authority initiatives and in 1920, Kensington Borough Council purchased the Workhouse for £5,000 in order to erect a quadrangle of 20 cottages and two blocks of flats. By 1922 the cottages around the square were occupied but the scheme was altered and cottages, not flats, were erected facing Mary Place. With the enclosing of the garden square in 1923, the development was complete.

7.31 The cottages cost, on average, £1,108 and were rented out for between 15s.9d and 18s.9d per week. One stipulation was that each family had to have a minimum of four children. The standard lay-out provided three bedrooms, a living room, kitchen, parlour, scullery, bathroom and toilet.
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](http://www.rbkc.gov.uk)

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