



NORLAND STREET SURVEYS

Norland Neighbourhood Plan

April 2013

Overview

The survey work for this plan is based on the principles set out in the Oxford Character Assessment Toolkit, with reference to the features it uses. The survey was conducted by representatives from the Norland Conservation Society in 2009 and 2010. Photos were taken to accompany the survey in 2010.

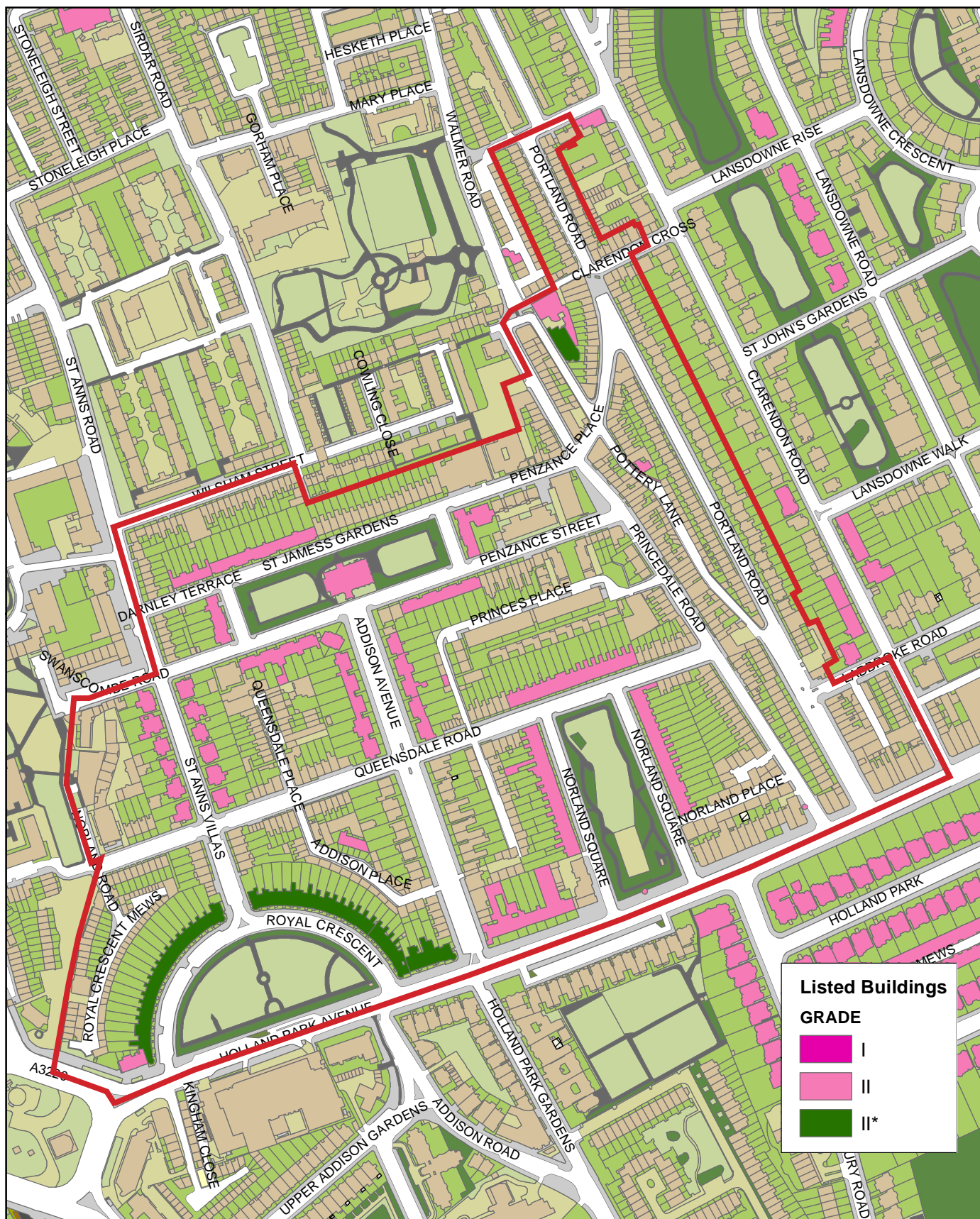
The buildings in each street, square and crescent are described in detail with recommended actions to enhance the character and quality of neighbourhood and individual buildings, as well as the overall ambience and the street scene. The individual street reports are supported by photographs illustrating all the buildings, problems to be resolved, and required improvement actions.

This document supports the Norland Neighbourhood Plan.

Street Reports

- Addison Avenue and Addison Place
- Holland Park Avenue
- Norland Square and Norland Place
- Penzance Place
- Penzance Street
- Portland Road
- Princedale Road
- Queensdale Road, Place and Walk
- St Ann's Road
- St James and Darnley

Norland Neighbourhood Area - Street Surveys



0 50 100 200 Metres



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

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Addison Avenue and Addison Place

Norland Conservation Society for CAPS and Art 4 directions
By Clive Wilson and Shirley Nicholson (updated to 9/2/2010)
Photographic record: completed by Clive Wilson

ADDISON AVENUE

Detailed description:

Addison Avenue is a wide avenue, leading up to St James's Gardens (originally Square), offering a grand vista terminating in St James's church with its intended spire at the centre of the square garden, at the heart of the Estate.

Addison Avenue's two storey houses are paired and treated as villas of elegance and carefully considered design, especially north of Queensdale Road where they are larger (having attic rooms in their roofs, and basements), with round-headed windows on their upper floor. The houses are spacious internally with 30 metres between the frontages. With the lovely mature street trees they comprise an almost arcadian setting in this conservation area.

The setting is so splendid that one is inclined to overlook the houses south of Queensdale Road, of lesser stature, without the round-headed windows.

The southern half of the Avenue was built between 1840 and 1843, (before the northern half), and comprised twenty two-storey stucco-fronted paired houses (18-36 even and 17-35 odd), as well as a public house (the Norland Arms, now turned into offices at 12-14). All the lessees (with one exception) were building tradesmen who evidently supplied their own designs: (eg 29 and 31 clearly the work of a plasterwork specialist). Though this part of the Avenue is laid out as a unity, the pairs of houses all vary in detail, and even in height. There seems to have been no difficulty in finding takers for the houses when completed.

The grand vision of the Avenue leading up to the church is just as dependent on the houses at the southern end of the Avenue as those at the northern end, and, since March 2004, these are subject to Art 4 Directions covering façades, and hardstandings, but not enclosures. This is now to be put right, by a further Art 4 direction.

The ten pairs of houses north of the Queensdale Road were built later, on the west side to one design (but with different pediment treatments over the ground floor windows – some flat, some triangular), with separate leases granted to building tradesmen, but the houses were not all occupied until 1848. On the east side the last leases for the houses were not granted until 1850.

The two-storey houses are paired and treated as villas of elegance and carefully considered design, with basements and rooms in the roofs, each pair being linked to its neighbours by the principal entrances, which are set back at the sides. These are tentatively attributed to F.W. Strent, and departed from the traditional two room per floor London townhouse style, having a wider frontage, less floors and well-proportioned rooms, ground-floor windows with architraves surmounted by pediments, round-headed windows on the upper floor, attic rooms and basements. The doorways in the linking blocks are large and trabeated with central piers; and the roofs overhang substantial eaves. (Unfortunately over the years a wide variety of different style dormers have been added to both front and rear of these houses, which destroys the effect of unity.)

The houses have stucco façades which are divided by pilasters and plain strings. They have wider frontages than those in Royal Crescent, and are more conveniently planned, with well-proportioned rooms on half the number of floors, thus departing from the traditional central London plan form in favour of a new suburban ideal.

The glazing pattern of first floor and ground floor windows is important to the character and design of the houses, and the glazing bars should be painted white for emphasis. (There is currently an unfortunate trend towards slatted blinds which completely destroy the verticality of the design. This should be resisted, though beyond planning control.)

Number 57 and St James's Lodge were built 1845-6, to a new style of semi-detached Tudor-Gothic style. Later still (1933), at 58, a curious "Tudorbethan" cottage with leaded lights was squeezed into the gap between 56 St James's Gardens and 56 Addison Avenue.

Some of the railings to the houses are still missing, and some have been replaced with the wrong design.

At the south end of the Avenue, there are a few small shops, whose frontages, signage and displays should be controlled to avoid street clutter.

Listing

The houses north of the Queensdale Road intersection (37-57 and 38-56) are all listed Grade II. Those south of the intersection are not listed, but some of the houses have interesting interior details (stucco mouldings in particular).

Unfortunately, despite the listed status of 37-57 and 38-56, some of the interiors have somehow been allowed to be "messed about": important interior features (interior walls and "old-fashioned" decorative details) have been ripped out to satisfy current minimalist fashions and suit modern family living. In future, planners (and the Conservation Society) need to be vigilant to prevent this happening further.

As to the southern end of the Avenue (Numbers 17-35 and 18-36), it is important, here too, to protect interesting interiors, which can only be achieved by listing. Following a further detailed survey, the Norland Conservation Society will consider applying for Listing.

Soft spots/threats:

South end of Addison Avenue is covered by Art 4:

- 1-35 (odd) & 16-36 (even) for Doors and windows, balconies and architectural details of façades
- 17-35(odd) &18-36 (even) for hardstandings (4.2), but not enclosures (4.1)
- No coverage for Rendering and Exterior Painting
- But no listings, whereas North end (37-55 odd, St James's Lodge, 38-56 even) is Grade II
- South end 1-35 (odd) & 16-36 (even) should be listed.

NB 29 & 31 have good interior plasterwork which particularly should be preserved.

Is 57 listed or not? (Not mentioned separate to St James's Lodge on RBKC website)

- All architectural details, window and door surrounds, window glazing bars, cornices, string courses and balconies should be painted white for emphasis, to contrast with wall colours. How can this be assured?
- At the south end of the Avenue, there are a few small shops, whose frontages, signage (no illuminated signs) and displays should be controlled to avoid street clutter.

Major concerns:

- How to control rear alterations and extensions into gardens?
- How to control attic extensions?
- How to protect against development of Addison Avenue rear gardens onto Carson Terrace? (Some development here already)

Rear alterations and extensions:

- *The standard guidelines for rear extensions in Conservation Areas should be followed*
- *No two-storey extensions allowed: general guideline should be that extensions higher than the garden party walls should not be allowed*
- *CD66 (alterations to Listed Buildings) and CD47 should apply: particular attention should be paid to the detailed design of any addition, not allowing external materials and finishes which would not be in character with the original building; original architectural features, and later features of interest, both internal and external, should be preserved.*

Control of attic extensions:

- *though this should be taken care of by an SPD within the LDF, such a huge variety of attic windows have been allowed over the years that guidelines specific to Addison Avenue are appropriate, - notwithstanding precedents*
- *Roof extensions should be set back at least 50cms (horizontally) from the eaves*
- *Dormer extensions should not, in aggregate, occupy more than 50% of the width of the roof at eaves level*

Rear garden developments:

- There are a considerable number of precedents for developments in the rear gardens of Addison Avenue, giving access onto Carson Terrace and Queensdale Walk. For future applications guidelines are required:
- Rear garden developments should not exceed single storey, and roof height at the eaves should not be higher than the existing party wall with neighbours on either side
- The highest part of the roof of any such development should not be higher than the eaves by more than 50% of the height of the party wall on the neighbours' side, allowing for a maximum roof slope of 40 degrees on either side
- Particular attention should be paid to the detailed design of any addition: the design should be in sympathy with original architectural features of the main house
- Materials to be used should be similar in appearance to those of the main house: external materials and finishes should be in character with the original building

Comments on individual houses:

- 58 (the "Tudorbethan" cottage) has ugly high wall
- 52 and 50 have "wrong" railings
- 40 has slatted window blinds, which detract from the intended verticality of the windows
- 38 missing railings; railings base painted black. Missing street sign
- 36 missing railings; 1st floor windows wrong design
- 34 No railings? (thick hedge)
- 32 wrong glazing bars
- 28 has wrong railings
- 26 has railings missing
- 2 has ugly backlit signage across entire shop front
- 1 & 3, 9 & 11: Cornice missing
- 11 "Illegal?" trellis on roof: In future, this should not be allowed: the guideline should be no roofline fixtures or furniture visible from street level on the opposite side of the street.
- 29 & 31 wrong railings
- 33 & 53 wrong glazing bars
- 57 No railings (wrong fence)

Summary of Article 4 directions: Existing and Required

	Existing Art 4 directions	Original recommendations	Additions
Doors, windows, balconies and architectural details of façades	1 – 35(odd), 16 – 36(even) 4.2√ (AS 10035858, dated 29/3/06)	None	58
Preventing rendering and painting of brickwork	None	None	58
Preventing use of front gardens for car parking/ inappropriate alterations to front garden enclosures (a) Hardstandings	17 – 35(odd), 18 – 36 (even) 4.2√ (AS 10035858, dated 29/3/06)	38 – 56(even), 37 – 57(odd): are these covered under Enclosures, see below? (Front gardens sometimes used for parking motorbikes)	58
(b) Enclosures	38 – 56(even), 37 – 57(odd): 4.1√ (Norland ART4/com.report 22.03.00 – App F)	Include 17 – 35(odd), 16 – 36(even) (4.1 not applied for? (Norland ART4 22.03.00 – App H)	58

Listing recommendations:

South end 1-35 (odd) & 16-36 (even) should be listed.

NB 29 & 31 have good interior plasterwork which should be listed

ADDISON PLACE

Detailed description:

Addison Place links the southern end of Addison Avenue (between Numbers 11 and 13) through to Queensdale Road (between 25 and 27). On the north side is a row of charming 19C cottages with front gardens behind hedges, fences, roses and apple trees. On its south side are mostly garages and offices in plain two-storey post-War buildings.

At the east and west ends, the remaining cottages (2&4, 3&5 over garages at the east end), give a clue to the mews character that must have existed before, (presumably during WWII), Numbers 7-25 were destroyed.

North side:

2 and 4 look like original mews houses (No 2 with 2 integral garages)

6, 8 and 10 have retained mews scale, with garages below, but considerably "done over"

12 is hidden behind trees and shrubs in the corner, but seems in keeping with 14 – 22, though not listed

14 - 22: Attractive Grade II listed cottages

But 22 has inappropriate fencing

Not clear what happens behind 22/between 22 and 26 (solid metal gates)

Nor what is the use of 28

South side:

1 is an interesting modern re-build in scale with the mews

3 is an original mews cottage, with garage below

5 has been redeveloped, retaining a semblance of carriage doors below, but large plate glass windows at 1st floor

7 – 25: Scrappy, post-war replacement of Mews houses

27, 29, 31: restored mews cottages without garages under, painted brickwork

Soft spots:

- 3 & 5: Need to maintain Mews character (though 1 is good example of modern architecture fitting in); and avoid inappropriate colour schemes.
- 2 & 4: Need to maintain Mews character, and avoid rendering and painting
- 7 – 25: Scrappy, post-war replacement of Mews houses. Need to define guidelines for eventual acceptable replacements. Also to avoid inappropriate colour schemes.
- **12: add to Grade II listing?**
- Not clear what happens behind 22/between 22 and 26 (solid metal gates): Need for more appropriate enclosure to 22
- Not clear what is the use of 28.
- Any possible developments at this end of Addison Place should respect the scale and character of a mews (eg max 2 floors)
- 27, 29, 31: Need to retain existing scale and cottagey character, and avoid inappropriate colour schemes

7 – 25 Addison Place – guidelines for eventual replacement: eg

- *Roof height should be no higher than existing*
- *Design should recreate the character and feel of a Mews*
- *Materials should be sympathetic to the Listed cottages opposite (14-22)*
- *No increase in footprint allowed*

Summary of Article 4 directions: Existing and Required

	Existing Art 4 directions	Original recommendations	Additions
Doors, windows, balconies and architectural details of façades	None (14 – 22 covered by listing)	None	3 & 5? 27, 29, 31?
Preventing rendering and painting of brickwork	None	None	2 & 4, 3 & 5? 27, 29, 31?
<i>Preventing use of front gardens for car parking/ inappropriate alterations to front garden enclosures</i> <i>(a) Hardstandings</i>	14 – 22(even): 4.2√ (Norland ART4/com.report 22.03.00 – App C)	None	12
<i>(b) Enclosures</i>	14 – 22(even): 4.2√ (Norland ART4/com.report 22.03.00 – App F)	None	Include 12, Secure more appropriate enclosure to 22
<i>Exterior painting</i>	14 – 22(even): 4.1√ (Norland ART4/com.report 22.03.00 – App G)		Add 12? 2 & 4, 3 & 5? 27, 29, 31?

Holland Park Avenue

Norland Conservation Society for CAPS and Art 4 directions

By Robin Price (updated to 9/2/2010)

Photographs taken August by Clive Wilson

Holland Park Avenue is a main road, heading out of London to the west (the old Oxford Road), with some fine Grade II listed buildings within the Conservation Area, on the north side: 152-168 between Norland Square and Addison Avenue; 170-178 between Addison Avenue and Royal Crescent; and 180-186, west of Royal Crescent. All are these are also covered by Art 4 direction to control paint colour to fit with Royal Crescent.

The unity of the Avenue might be further enhanced by controlling the paint colour of houses behind/above the shops, **and, particularly**, the houses with small front gardens and no shops (130-132).

Holland Park Avenue is also an important local shopping street; many a battle has been fought to resist turning it into a Red Route; now white, short-stay meters are installed outside some of the key shops.

NOTE on all shop and restaurant fronts:

Predictably, the shops and a pub – The Castle – include good and bad shopfront designs. The good give character to the whole shopping street. Since shop fronts remain requiring planning permission, when the opportunity arises (eg on a change of ownership), every possible effort should be made to implement improved designs for the bad.

The 1982 CAPS made prescriptive suggestions as to acceptable design concepts for shop and restaurant fronts at 180 – 186 Holland Park Avenue. These are still relevant and appropriate and could be taken as a model for elsewhere in the Avenue.



Our preference for future development on Holland Park Avenue is to be prescriptive, in order to avoid the brash, plastic look of eg the Singapore Chinese Restaurant, the Pizzeria, Jazz's Barber.

It would be worth spending some money to include suggested acceptable design ideas in this CAPS.

Of course, in practice, change can only be achieved when properties change ownership or function. Can anything be done to prevent posters being plastered randomly all over shop windows – as at “99” Dry Cleaners?

Holland Park Avenue – North side

Clarendon Road to Portland Road 100 – 116

100		<p>The Castle public house: tubular railings above</p> <p><u>Retain:</u> All original glazed tiling, also the raised lettering, on Holland Park Avenue and Clarendon Road sides – need Art 4 (Architectural details of façades)</p> <p>Discreet awning next to 102 is acceptable</p>
102		<p>Maison Blanc: acceptable</p>


104-106		Hillcrest Pharmacy: minimalist, but elegant and acceptable. Garden above
108		Cyrano restaurant: with awning, limited tables and chairs outside, acceptable
110		Lidgate Butchers: <u>Retain:</u> - original, and enhanced original, features, ie shopfront, lettering, awning - wrought iron railing above, incorporating "Lidgate" (not original) need Art 4 (Architectural details of façades)
112-114		Daunts Books: Discreet and coordinated, if huge, fascia, acceptable. Garden above
116		Pizzeria: brash house style, needs a radical re-think on change of ownership


There are no balustrades above the retail units, and no indication (from street level) that there ever were any.

The house façades behind the shops are highly varied, and probably always were. Their plain string course drops between 104 and 114.




NCS could consider (via RBKC) encouraging a coordinated approach to paint colour of the houses behind (only 102, "Maison Blanc" retains a brick façade), but since the variation of this low façade is well hidden behind the shops and by the summer foliage of the Holland Park Avenue trees, it may not be worthwhile or necessary.







Portland Road to Princedale Road: 118-122:

118 - 122		In good order, but 122 Singapore Chinese Restaurant has inappropriate brash fascia, and a more appropriate treatment should be sought when possible. <u>Retain:</u> <ul style="list-style-type: none"> • stucco colour and brickwork • vermiculated pilasters and Corinthian pillar window surrounds at first floor • rusticated pilasters at second floor • moulded pilasters at third floor • need Art 4 (Architectural details of façades)
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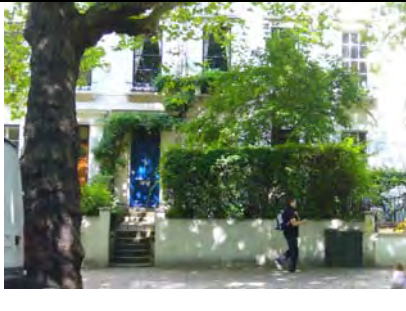

		
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Princedale Road to Norland Square 124 – 150

124		Rug Company – acceptable
126 & 128		Mark Wilkinson and Bombay Bicycle Club - acceptable 128: <u>Restore:</u> - dentils to cornice - mouldings to central feature of balustrade
130 - 132		(private houses): colour should be controlled by Art 4 as 170 – 186? 130: <u>Restore:</u> - glazing bars on ground floor and first floor <u>Retain:</u> - area railings - pilaster door surrounds - balconies on first floor - cream painted stucco and brickwork



134		Holland Park News – acceptable
136		“99” Dry Cleaners: Windows are a mess, with posters plastered all over them. Can anything be done to control this?
138		Gelato Mio – acceptable
140		Unclear what it is
142-144		(formerly car showroom): <u>Replace:</u> - cornice and dentils - smaller shop windows for present excessive plate glass - heavy fascia board for one in scale <u>Retain:</u> - stucco in its present colour throughout
146		Ark Health & Beauty – acceptable
148		Edera Restaurant - acceptable
150		Hair Designs – acceptable

K2 Telephone kiosk backing onto Norland Square railings is listed Grade II


<p>150</p>		<p>Corner of Norland Square: Norland Mansions, No 57, including Marsh & Parsons with long frontage onto Holland Park Avenue</p>
<p>152 - 168</p>		<p>Listed Grade II and covered by Art 4 for paint colour, and pretty well maintained 152: Ayurveda Spa (inappropriate, but well-designed metal sign)</p>
<p>158</p>		<p>School of Meditation</p>
<p>160</p>		<p>Blue front door; <u>replace</u> cornice</p>
<p>162- 166</p>		<p>Norland Place School (all have “wrong” front doors) 162: <ul style="list-style-type: none"> • <u>replace</u> glazing bars at ground floor and first floor <u>Need to retain:</u> <ul style="list-style-type: none"> • all stucco, and its colour, rusticated, at ground floor • pilaster door surrounds • balconies and existing hoods at first floor <u>Need to replace:</u></p>

		<ul style="list-style-type: none"> • ideally, garden/yard walls as uniform – difficult to establish original walls
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Addison Avenue to Royal Crescent 170 - 178

<p>170 - 178</p>		<p>All listed Grade II and covered by Art 4 for paint colour to fit with Royal Crescent</p>
<p>176- 178</p>		<p><u>Replace:</u></p> <ul style="list-style-type: none"> • Ionic columns (if they originally had them) <p><u>Retain :</u></p> <ul style="list-style-type: none"> • Glazing bars, porticos, railings • balconies at first floor • hoods to windows on first floor • stucco and rustication at ground floor • colour of stucco, and brickwork, as existing <p>Should be covered by Grade II listing</p>

Royal Crescent to M41 spur: 180 – 186

<p>180 - 186</p>		<p>All listed Grade II, + Art 4 to control colour</p> <p>This short row is in surprisingly good general order and preservation, despite its compromised site, and should be so maintained.</p>
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182		<p>“Jazz’s Barbers” is indeed jazzy in brightest orange with vast fascia. A more appropriate colour scheme and fascia should be insisted on in due time. Given Grade II listing, this is probably a case for enforcement.</p> <p><u>Retain:</u></p> <ul style="list-style-type: none"> glazing bars, colour of paint

Holland Park Avenue, south side, 133 – 159

133 - 159	133-159 H.Pk Ave P1030721	<p>This terrace does not lie within the Norland Conservation Area. But, effectively, it forms the south side of Norland Square. It is therefore important to the overall effect of the square and needs protecting – by Art 4 Direction</p> <p>The terrace is unusually well-maintained and unified, and it should remain so. The dormer windows are varied, but acceptably so.</p> <p>133 is boarded up for refurbishment: needs monitoring</p> <p><u>Retain:</u></p> <ul style="list-style-type: none"> finials at each end of house pairs glazing porticos alternate hoods to windows at first floor unified colour of stucco, brickwork rusticated stucco at ground floor
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On the whole, our part of Holland Park Avenue is remarkably well-maintained, of uniform colour, and is much of a piece. We should seek to retain, and, where possible, to restore, all original features. It is unusual that so much has survived time, and especially WW II.

Soft spots/threats:

- inappropriate, garish shop fronts, internally-lit fascias and illuminated signage (eg Jazz Barbers at 182, Pizzeria at 116)
- loss of local and convenience shops to chains (eg Tesco, Bath Store) or to residential (not so likely on Holland Park Avenue)
- loss of the very few attractive, atmospheric shopfronts (eg Lidgates)
- pavement notices which obstruct the footway
- inappropriate roof terrace activities (above the shops) eg tables, chairs and parasols above cafés and pubs
- cheap, builders’ merchant type front doors on Listed buildings (as at Norland Place School, 162-166)

Some of these threats can be taken care of by enforcement of existing listing, planning and Art 4 direction requirements.

Those concerned with shop fronts were raised in the 1981 CAPS, with proposed policy guidelines, which do not seem to have been followed, are still valid and should be followed in future: eg

“One of the Royal Borough’s aims is to give priority to retaining convenience shopping, and to protecting it and providing it where necessary to serve the day-to day needs of the Borough’s residents and to encourage its location in easily accessible areas. There will normally be a presumption against the grant of planning permission which involves the loss of a convenience shop... However, the Council has little power to control changes between types of shops. Since planning permission is not generally required to change from one type of retail use to another, this can lead to a loss in food and convenience shops, reducing local services and altering the character

of the street. The Council will continue to seek a change in the Use Classes Order and relevant legislation to make convenience shops a separate Use Class (so that planning permission would be required for a change to any other retail use).”

“Retention of external character, whether the usage is of local, London or national concern, will be insisted upon. The Royal Borough’s shopfronts design guide (to be adopted shortly) will apply throughout the area and little specific expansion of it is required.

“... internally-lit fascias ~ of ostentatious size, colour and brightness must be avoided. This view will be respected in future planning decisions.”

“Pavement notices which obstruct the footway will not be allowed, and fluorescent lighting or signs are not generally welcome.”

“Large plastic fascias have unfortunately made their appearance in various places (eg 116, 182): future applications must display greater restraint... Stallrisers and subdivided windows will be required in future development in order to retain the necessary small-scale treatment. No projecting illuminated signs or internally illuminated fascias will be allowed, although one illuminated hanging sign not larger than 450mm by 600mm may be acceptable for each shop.”

The 1981 CAPS made prescriptive suggestions as to acceptable design concepts for shop and restaurant fronts at 180 – 186 Holland Park Avenue. These are still relevant and appropriate and could be taken as a model for elsewhere in the Avenue.

Summary of Article 4 directions: Existing and Required

	Existing Art 4 directions	Original recommendations	Additions
Doors, windows, balconies and architectural details of façades	None	None	100: The Castle public house 110: Lidgates 118 – 122 133 – 159 Holland Park Avenue, south side
Exterior Painting	152 – 168 (even) 170 – 186 (even)		124 – 150 (even)? 130- 132 (even) 180 – 186 (even) Paint colour of all houses behind/above the shops: should it be controlled?

Norland Square and Norland Place

Norland Conservation Society for CAPS and Art 4 directions

By Shirley Nicholson (updated to 9/2/2010)

Norland Square

Despite the preoccupations of fashion, the level nature of the ground in the Norland Estate encouraged a grid layout, and not the curves and picturesqueness of Ladbrooke, with its slopes and hills.

So Norland Square and St James's Gardens, with their communal gardens, play an important role in breaking up the rectangular pattern of streets.

Norland Square, with its three long terraces with stucco-fronted Italianate facades, featuring main and secondary cornices and an attic storey, is as much dependent on its garden for the pleasant ambience as on the buildings, whose style is much more akin to the general efforts of builders of the time. Perhaps because of the shallow curved bays below the continuous cast iron balustraded first floor balconies, the terraces are somewhat reminiscent of some seaside resort developments of the 1830's and 40's. The plan forms of the houses hold no surprises.





Norland Square is Listed Grade II, with an Art 4 Direction prescribing its paint colour, (Weathershield Dulux Hopsack 10B17).

An important element in its visual unity is provided by the two terraces of Queensdale Road on either side of the north side of the Square, which, equally, need protection (see photograph below showing 18,19,20 Norland Square and part of 16 Queensdale Road). This will now be provided by Art 4 Directions covering all details of the façades, windows and doors of these terraces.

Soft spots/threats:

 <p>1 and 1A Norland Square – Art 4.1</p>	 <p>1B Norland Square – Art 4.1</p>
 <p>Norland Mansions – Art 4.2? (see below)</p>	

Detailed description:

<p>Shop, Hair Dezigns</p>		<ul style="list-style-type: none"> • On East corner of square with Holland Park Avenue
<p>1, 1b</p>		<ul style="list-style-type: none"> • Four storeys and basement with full height bay window all painted stucco, good condition. Projecting porch with infilled sides and moulded surround. Several 'blind' windows on facade, one of the glazed ones at 1st floor has been shortened. Handsome heavy cornice with brackets above 2nd floor. • No 1 forms the corner with 150 Holland Park Avenue. At present it is painted white to fit with 150, and the rest of the terrace 124-150 Holland Park Avenue, (which are not listed, nor subject to Art 4 directions). • As the corner of a listed square, itself subject to Art 4.1 controlling colour, it would be most unfortunate if any future owner were to take it into their head to paint No 1 any colour other than white. • Equally, its fenestration and architectural features should not be messed about. To this extent an Art 4.2 is required to control architectural features, and an Art 4.1 to control paint colour. (This raises the question whether an Art 4.1 direction should be implemented in respect of the rest of the terrace 124-150 Holland Park Avenue.) • 1b is only one storey, no basement, and its projecting porch matches that at 1 but it has lost mouldings over top of door. Good railings.
<p>1a</p>		<p>1a is a low block with its main frontage on Norland Place. The ground floor on the Norland Square side has been extended. There is a narrow terrace above it with row of window boxes and what looks like an old 'hay door'. Reasonably good order, cornices fair, poor plumbing.</p> <p>No 1a forms the south side of the entrance to Norland Place, currently painted cream/yellow. Because it is low-built, it gives a pleasantly open feeling to the west end of the mews. There is always the possibility of a planning application to raise the roofline by adding another storey. This should be resisted to maintain the current character of the mews.</p>
<p>2 - 18 Norland Square</p>		<ul style="list-style-type: none"> • Very handsome terrace, almost perfect, should be Grade 1. Four floors and basement, pretty bow windows, all painted stucco • Ground floor rusticated with imitation voussoirs above the bow window. • French windows at 1st floor opening on to balcony with cast iron railing running along whole length of terrace, except on first house (No 2) where it looks to have been removed and a short piece of similar railing put in at the foot of the windows. (This house has had the end wall rebuilt with unfortunate modern casement windows. Although these do not overlook the Square they are visible from the pavement and detract from the period feel of the area.) • Non-projecting stucco porches with pilasters on either side and moulded hoods over square fanlights. • Good four panel front doors except at 6, 7, and 12. • Moulded window hoods with brackets at first floor, original blind box at 14. • Simple mouldings round 2nd floor windows, none at 3rd floor. Fenestration good, but glazing bars altered at ground floor level on 12 - 17. • Nice heavy cornice with dentils above 2nd floor, simple cornice along the top, all in excellent condition. • No visible plumbing on 2 - 11, or wires (except on 6 & 7), lovely! • But bad plumbing at 14, 15 and 16. Very good railings and gates. • Terrace all painted in approved colours - except eg 10 and 12



Queensdale Road here



19 - 35 Norland Square



Subtly different from first terrace (2-18): still very handsome but not in quite such good order:

- 19 - 24 have rustication on 1st and 2nd floors with pilasters running up between the houses, and 3rd floor windows with moulded surrounds,
- Bow windows on all houses (as before) but without imitation voussolrs
- Also heavier mouldings than first terrace around windows on 1st and 2nd floors at 19 - 24, reverting to simple mouldings for rest of range
- Window hoods with brackets at 1st floor all along terrace
- Simple moulded cornice *all along the top* ?? and handsome cornice above 2nd floor supported by large brackets with a string course below
- Variations in centre of range with dentils (as in first terrace) on 25 and 26, then brackets on 27, 29 and 31 - 35
- No brackets or dentils on 28 and 30
- Door surrounds at 19 - 24, 27, 29, 31 - 35 also not the same as first terrace: here a band of rustication each side of door instead of pilasters; curved top over the fanlight and a rose motif carved into the stucco at upper corners.
- The porch pattern of the first terrace reappears at 25, 26, 28 and 30: (These are the same houses that do not have brackets under the cornice or rustication at 1st and 2nd floors; these quirky variations spoil the overall look of this range.)
- From 25 - 30 and 32 - 35, no mouldings round windows at 3rd floor, but 31 reverts to moulded surrounds at 3rd floor.
- 23 has lost brackets for hoods of 1st floor windows
- Window bars all very good and nice four panel doors all along



- except 27.
- Rather crude wooden divisions at balcony level between houses 24 - 29.
- Very good railings and gates.
- Bad plumbing at 20, 21 and 35.
- Bad wires at 22.



Queensdale Road here



36 - 52 Norland Square.



This terrace matches the first one (2 - 18) but is not quite so perfect!

- Several basement windows have been enlarged, but not obtrusively
- Rustication and imitation voussolrs at ground floor level as on first terrace
- No mouldings round 3rd floor windows
- Mouldings and hoods with brackets at 1st floor except at 50,
- Lower half of one 1st floor window altered at 51.
- Window bars at ground floor altered from 48 - 51.
- Good four panel doors except at 43, 45, 48, 49, 50 and 52.
- Good cornice except dentils missing on 40
- Bad plumbing on 51
- Bad wires at 39, 41, 42, 45 and 46
- Wooden balcony dividers unsightly at 45, 46 and 47
- Houses at the southern end of the terrace appear to have suffered subsidence which has made the cornices and other long sight lines run not quite true, detracting from the overall effect
- 52, at the end, has original blank side wall with no windows inserted
- Very good railings and gates.



Norland Square Mansion s here, with small mews behind:



A thirties-style mansion block of no particular distinction. However, any changes should not :


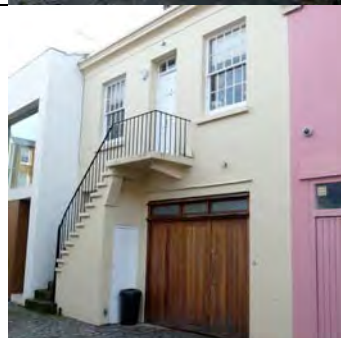
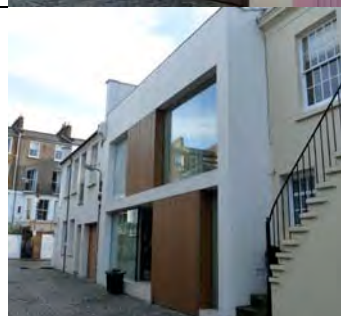

- involve raising the roof line, or developing any roof terraces which would clutter the existing roof line, eg with trellissing, parasols, furniture
- alter the current design in terms of fenestration, balconies, bay windows, and painted versus brickwork panels
- Art 4.2?

Summary of Article 4 directions: Existing and Required

	Existing Art 4 directions	Original recommendations	Additions
Doors, windows, balconies and architectural details of façades	None	None	No 1 and 1A No 1B Norland Mansions
Exterior painting	2-52(consec) Weathershield Dulux Hopsack 10B17)		1 and 1A

Norland Place

Piers for a possible original arch at Norland Square entrance to pretty cobbled mews. Mostly unspoilt carriage houses, with 'hay doors' still in evidence.

1, 3		<ul style="list-style-type: none"> • Still have good simple cornices, these taken away on most of the others. • Very unfortunate choice of paint colour for No1, on corner with Norland Square.
5		<ul style="list-style-type: none"> • 5, which has builders inside, could be under threat. Its facade is the least interesting of the ones on the south side, which makes a preservation order difficult
11		<ul style="list-style-type: none"> • The stairs on 11 must be fairly recent but don't look bad
13		<ul style="list-style-type: none"> • Some unfortunate rebuilding at the eastern end. 13 is blatantly 'modern' and belongs to the same Town Hall mind set as a similar rebuild at 1 Addison Place.
16-18		<ul style="list-style-type: none"> • 16 - 18 pay lip service to historicism but end up dull.(Nasty windows and doors) • Which of these alternatives do we want to encourage?

Norland Place is covered by Art 4 Direction in respect of doors and windows. Any future alterations should reinforce the quiet, low-built mews character. Art 4 direction required to control paint colour.

Summary of Article 4 directions: Existing and Required

<i>NP</i>	Existing Art 4 directions	Original recommendations	Additions
Doors, windows, balconies and architectural details of façades	1-16 & 18	None	None
Exterior painting	None	None	1-16 & 18





Penzance Place

Norland Conservation Society for CAPS and Art 4 directions

By Robin Price (updated to 9/2/2010)





South side, odd numbers: 1 – 11

In brief, this is an attractive corner of largely stuccoed early-Victorian Kensington, which, despite, or perhaps because of, gentrification and sensitive refurbishment in the last 40 years, has acquired considerable character and charm. Its 1840's period integrity should therefore be maintained and, wherever possible, enhanced.

1		<ul style="list-style-type: none"> • Three storeys, no basement, all stuccoed; steps to recessed and raised front door; plate-glass light above. • No surrounds to the three windows on each of the first and second floors; all these windows have Georgian glazing bars. • Four lights to the three ground-floor windows, two windows to left of door, one on its right.
3-7		<ul style="list-style-type: none"> • Four storeys, including basement, all stuccoed. Moulded surrounds to first and second-floor windows, all of four plate-glass lights • Pilasters with capitals to either side of doors, lights above; steps to raised doors • Moulded cornice above ground floor continuous with 9 and 11. • Original fleur-de-lys railings, no gates to basement areas. • Moulded cornice to parapet • (NB No 3 is double-fronted, with three windows to first and second floors.)
9		<ul style="list-style-type: none"> • Four storeys including basement, stuccoed throughout. • Capitals to pilasters to the two doorways at either end of the façade, and at either side of the ground floor windows. • Moulded surrounds to first floor windows. • All windows (except basement) have 6 panes with vertical (ie non-Georgian) glazing bars.
11		<ul style="list-style-type: none"> • Four storeys, including basement (but long horizontal basement lights at pavement level); • All stuccoed, presently painted light grey • The façade rounded to meet Pottery Lane houses, which it adjoins • Georgian glazing bars to windows on ground and first floors. • Moulded surrounds to first and second-floor windows; four-light windows to second floor • Moulded cornices to first floor windows and "reverse" stepped capitals to pilasters on either side of ground-floor windows. • Modern moulded running cornice above ground-floor windows and the recessed door (with steps up to it).

North side: even numbers

A near uniform terrace, with detailed line of cornices and dentils to the parapet, to Nos 6-10, and original and well-maintained fleur-de-lys railings to each basement area; no gates seem ever to have been in place. The railing line runs to the apex of the quite distinguished "flat-iron" building at No 12. This is now an office building, which divides Penzance Place from the north end of Pottery Lane.

2-4		<ul style="list-style-type: none"> • Four storeys, including basement; stucco to basement and ground floor; stock brick to first and second floors; steps to front door. • Moulded surrounds to all windows, all are four-light, with cornices to first-floor windows • Pilasters with capitals and plain cornices to doors • Original detailed railings to first-floor continuous balcony
6-10		<ul style="list-style-type: none"> • Four storeys, including basement, all stucco. • Pilasters with capitals, but no cornices to the doors • All houses painted in different, and attractive, colours • Moulded surrounds to first- and second-floor windows; moulded cornices and scroll brackets to first-floor windows • Nos 6-8 have eight-light windows • No 10 has four-light windows throughout
12		<ul style="list-style-type: none"> • A "flat-iron" rounded elevation dividing Penzance Place and Pottery Lane; all stucco, simply, but elegantly designed. A distinctive and attractive feature of the area. • Four storeys, including basement, with continuing line of fleur-de-lys original railings protecting the basement area. • Plain moulding above ground-floor level • Moulded hood with brackets over door to Penzance Place elevation; the hood and brackets probably modern. • Moulded double pilasters to door on Penzance Place, the same pilasters, in single and double form, used as a continued decorative feature at ground-floor level to both elevations • Four-light and two-light sash windows at first and second floors. • A simple, and probably modern, cornice to parapet, which is higher, and therefore discontinuous, with the general line of 2-10 parapets.
12A		<p>(On the corner of Pottery Lane, Penzance Place and Princedale Rd)</p> <ul style="list-style-type: none"> • An unusual, and carefully designed late Victorian building (c 1870), almost certainly originally a pub • 3 storeys, no basement, with façades onto Princedale Road and Penzance Place • The corner site affords the opportunity for a rounded corner with a rounded cartouche (over what was presumably, originally the entrance, at the apex), running vertically through first and second floors, (presumably for display of the pub sign) • Ground floor stuccoed (presently pleasingly coloured light cream), with chamfered pilasters with capitals to a blind arcade • First and second floors in London stock brick (with the exception of four courses immediately below the cornice in red brick) • First floor with a running balcony around the façades, with a low original Victorian balcony railing; small balconies to each window

		<p>on the second floor, with original Victorian railings</p> <ul style="list-style-type: none"> • 3 windows on each floor on the Princesdale Road elevation, 4 on each floor on the Penzance Place side; 1st and 2nd floor windows have shaped and sculpted lintels, presently painted light cream to match the ground floor stucco • Prominent moulded cornice, supported at intervals by double scrolls, to match the pilasters on the ground floor; red brickwork behind the double scrolls to emphasise the cornice • Above the cornice, a pierced stone balustrade on both façades <p>Soft spots/threats</p> <ul style="list-style-type: none"> • No Art 4 directions to protect attractive largely stuccoed corner of early-Victorian Sensitive refurbishment in the last 40 years, has given it considerable character and charm. Its 1840's period integrity should therefore be maintained and, wherever possible, enhanced. • No 21 is currently HQ of the Islamic Universal Association, and serves as a mosque. It is close to the NE corner of St James's Gardens, and very visible from the square, to which the pleasantly understated building forms an inoffensive back-drop. Some years back, an application was submitted (and turned down following vociferous protest from the locals) for a substantial enlargement, and radical changes to the façade to "islamify" it. A re-application remains a threat, and Art 4.2 directions are required to protect architectural details and prevent rendering and painting
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Summary of Article 4 directions: Existing and Required

	Existing Art 4 directions	Original recommendations	Additions
Doors, windows, balconies and architectural details of façades	None	None	1-11, 2-12, 12A, 21 Islamic Universal Association
Preventing rendering and painting of brickwork	None	None	2-4, 12A, 21 Islamic Universal Association





Penzance Street

Norland Conservation Society for CAPS and Art 4 directions

By Robin Price (updated to 9/2/2010)

South side – numeration of properties is discontinuous; where recognisable it is consecutive.

Begins at:

<p>10, 11, 12</p>		<ul style="list-style-type: none"> • Modern three-storey brick elevation, no basements. • Plate glass, lateral sash windows, from builder's stock to first and second floors • Three recessed doors, with bin stores and garage doors • The whole is practical, in scale, if meekly inoffensive, and seemingly off-the-peg
<p>Flats within Nos 16, 17, 18, 19</p>		<ul style="list-style-type: none"> • An early (public housing?) 20th century development, within an unenclosed, but gated yard, provided with modern pedimented entrance, with bin stores on either side. An inoffensive and practical development. • Four storeys, no basements, brick with vertical stucco panels, gables to street elevation at either side of the entrance to yard. • A fillet runs above the ground floor throughout, repeated less emphatically on the pedimented entrance to the yard, presently painted grey-blue; an acceptable attempt to bring the complex together.
<p>Christopher Mews: Houses 1-5</p>		<ul style="list-style-type: none"> • A 1970's development within an enclosed and gated courtyard, except for No 1, with entrance door onto Penzance Street, and metal/wooden verandah to first floor; all brick, with woodwork presently painted white. The whole is very much of its flaky time, if fairly inoffensive; certainly (and presently) vulnerable to decay, and by no means near the quality of its context. • Nos 2-5 The structure and design are as above, except that the houses are enclosed behind gates, scarcely visible from the street, and thus equally inoffensive.
<p>Nos 22-28 consecutive</p>		<ul style="list-style-type: none"> • A modest, but pleasing, mid-19th Century terrace • Three storeys, no basements, all stock brick. • Each house is gabled onto the street elevation. • Narrow round-headed double sash windows under the gables to the second floors. • Vertical four-light glazing bars to windows of Nos 22, 26-28, plate glass to windows of No 24 • Round-headed windows and doors to ground floor, the latter including plate-glass lunettes • Some doors are original, but most have had plate glass inserted into the long double panels. • Original fleur-de-lys railings to small front gardens, poorly maintained; all with original gates except No 28, which is modern wrought iron. • No 28 has also replaced the original railings with tubular horizontal rails.