


## North side, between Crossways and 46 St James's Gardens

<p><b>21 Miranda House</b></p>		<ul style="list-style-type: none"> <li>• Flats 1-21, owned and administered by Octavia Hill Housing and Care)</li> <li>• A design typical of the 1980's, uninspired, if inoffensive, and small in scale. A great design opportunity lost.</li> <li>• Three storeys, no basement, all stock brick, except render to second floor.</li> <li>• Single roof, pitched towards the street elevation.</li> <li>• Lateral "builders' catalogue" windows of no distinction.</li> </ul>
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### Soft spots/threats

- The only buildings of any architectural value are 22-28. Art 4.2 control is required to protect them against alterations to the architectural details of their façades and the possibility of rendering and painting
- It would theoretically be possible to knock down the garden walls onto the street at 22-28, to create a hardstanding for a car. This should be resisted by appropriate Art 4.2 and 4.1 direction
- For the other buildings in the street, the only risk is an application to demolish and rebuild. In this case, critical guidelines should be:
  - no increase in height
  - a design to fit in with its surroundings, - ie to fit with the mid-Victorian houses, 22-28, and the pub on the corner, The Academy
  - Equally, the opportunity to improve on the existing non-descript buildings

### Summary of Article 4 directions: Existing and Required






	Existing Art 4 directions	Original recommendations	Additions
<b>Doors, windows, balconies and architectural details of façades</b>	22-28	None	None
<b>Preventing rendering and painting of brickwork</b>	22-28	None	None
<b><i>Preventing use of front gardens for car parking/ inappropriate alterations to front garden enclosures</i></b> <b><i>(a) Hardstandings</i></b>	None	22-28	None
<b><i>(b) Enclosures:</i></b>	None	None	Include 22-28




# Portland Road

By Shirley Nicholson for Norland Conservation Society

## Soft spots/threats:

No listed buildings Art 4's are patchy: more comprehensive control is required. Details summarised below.

<p>48</p> <p>102</p> <p>134</p>	 	<p><b>Painting stucco in odd colours</b> (as at 48, 53): the norm is for all stucco detailing to be painted white; at present there is no control over paint colour; 48 in particular illustrates what a mess the street could become if all owners decided for an excess of individuality in their choice of colour for these details. The ultimate solution is of course an Art 4.1 to specify white for all stucco detailing for all houses in the street. On the other hand, the choice of colours used for stucco detailing at 102 (above Fired Earth) is eccentric and pleasing, and sets off the contrasting coloured brick design around the windows well. However, the colour scheme at 134 is less well chosen and not successful. An Art 4.1 direction would be required to bring this under control.</p>
<p>114</p> <p>71-75</p>	 	<p><b>Painting and rendering brickwork:</b> Portland Road includes some disastrous examples of this, where interesting coloured brickwork detail has been painted over (as at 114) thus destroying the unity and original design idea of the whole terrace. Painting of brickwork at 71-75 is less disastrous, but nevertheless not what was intended. Article 4.2 directions are required to control any further attempts.</p>
<p>22-78</p>		<p><b>Infills at second floor level above front doors:</b> houses on the east side (22 – 78) are built as pairs, with the front doors of each pair on the outside and adjoining the front door of the next house. Originally, this left a gap between each pair at second floor level. Many of the houses have chosen to fill in this gap to make more rooms at second floor; in some cases, the house on the right has filled in, the house on the left has not. The design of the second-floor windows of these infills varies widely, and none are satisfactory. As a guideline for future developments, (1) if the house next door already has an infill, the design of the new infill window should match the existing next door; (2) if neither house has filled in, the window design of any new infill should follow the design of the existing window below it at first floor level. Roof balconies with railings above these infills should not be</p>

		<p>allowed.</p>
<p>1-41</p>		<p><b>Ugly exterior pipework and TV cables hanging across façades spoils design integrity:</b> there are examples of this all along the street on both sides. Some of the worst are on the west side (1 – 41). Others examples include 61, 81, 105, 123-127. Whenever permission is requested for any alterations to any of the houses in the street, the opportunity should be taken to persuade the owner to remove ugly pipework and wiring to inside the wall.</p>
<p>78</p>		<p><b>Possibility of front garden parking on East side:</b> so far this has only happened at 78, and, given the need for light in basement front rooms, the opportunity is limited. But Art 4.1 direction is required to prevent the possibility of any further attempts to destroy these attractive small front gardens.</p>
<p>121</p>		<p><b>Roof terraces with trellis surrounds:</b> there are a few houses where this has happened – with or without planning permission is not known eg at 121 and 125 (as well as 2 Penzance Place, next door to 121). In future, with Art 4.1 control, this should not be allowed: the guideline</p>

		should be no roofline fixtures or furniture visible from street level on the opposite side of the street.
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**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.*

**Summary of Article 4 directions: Existing and Required**

	Existing Art 4 directions	Original recommendations	Additions
<b>Doors, windows, balconies and architectural details of façades</b>	East side (even numbers only): 22 – 52, 84 – 94, (Art 4.2 – Norland ART4/com.report 22.03.00 – App D) West side (odd numbers only): 1 – 41 (Art 4.2 – Norland ART4/com.report 22.03.00 – App D)	East side (even numbers only): 18 – 20, 54 – 82 West side (odd numbers only): 43 – 117 (49 & 53 terrible – no control), 121 – 139, 143 - 179	East side (even numbers only): 16, 16a-d, 18 -20, 54 – 80, 82, 96 – 100, 102 – 136 West side (odd numbers only): 41a, 43 (“Flat iron” building) – <b>or list?</b> , 45 – 117, Cowshed (119?), 121 - 179
<b>Preventing rendering and painting of brickwork:</b>	East side (even numbers only): 22 – 50 West side (odd numbers only): 1 – 31 NB No 3, brickwork painted , 33 – 41, 93 – 117 NB No 93 brickwork painted, 121 - 137	East side (even numbers only): 18 – 20 West side (odd numbers only): 45 – 59, 67 – 75 (71 – 75 now painted)	East side (even numbers only): 16, 16a-d, 18-20, 52-80, 84-94, 96 -100, 104-136 West side (odd numbers only): 41a, 43 (“Flat iron” building), 45 – 117, 121 – 179
<b>(a) Hardstandings:</b>	None		20 - 78
<b>(b) Enclosures:</b>	None		17-21 (rear garden walls) <b>20-78*</b>
<b>Exterior painting:</b>	None	East side (even numbers only): 18 – 50, 84 – 94 (Art 4.1 not applied for? – Norland ART4/com.report 22.03.00 - App I) West side (odd numbers only): 1 – 41 (Art 4.1 not applied for? – Norland ART4/com.report 22.03.00 - App I)	<i>(Emphasis on white (or off-white?) for architectural details, windows, door surrounds, cornices, balconies, porches, etc, rather than attempt to control colour of stucco façades)</i>  East side (even numbers only): 16, 16a-d, 18-20, 52 – 80 (only?), 82, 84-94, 96-100, 102-136 West side (odd numbers only): 1- 31, 41a, 43 (“Flat iron” building), 45 – 117, Cowshed (119?), 121-139, 141, 143-179

**West side: starting southern (HOLLAND PARK AVENUE) end**

<b>118A</b>		Estate Agent on corner of Holland Park Avenue. little shop {118a} behind. This has two floors and basement with a nice shop window and 3 windows on 1st floor. Single story extension at side of painted brick with a quadrant glass roof. Good front door with arched surround.
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**Terrace  
1-31**



**Art 4 for:**

- **Doors, windows, balconies and architectural details**
- **Preventing rendering of brickwork**

**Need to control colour  
(should be listed, nice details)**

Three storeys & basement in good order, very handsome.  
Painted stucco on basement and ground floors, unpainted brick above (except 3, painted brick.)  
Projecting stucco pillared porches on 13 - 19 and 29 - 31, other porches non-projecting with pilasters beside doors with small fanlights. Keystones above doors.

Mostly good cornices but no dentils.  
Nice window surrounds on 1st floor with mini lions' heads on keystones. Ground floor windows have projecting sills supported by corbels.  
Vertical painted stucco moulding of narrow barley-sugar twist between houses.

Good front doors except 27 with unsuitable modern door.

Good original railings up both sides of front steps on all houses.  
Small front gardens with variable low painted stucco walls and occasional modern railings.

Interesting floor plan with staircase turning 'wrong' way and we next to front door with narrow window.  
A terrible rubbish dump outside 17; has been so for 30 years. Can nothing be done?  
No 3 has brickwork painted

**Terrace  
33 -  
41a.**



**Art 4 for:**

- **Doors, windows, balconies and architectural details (not including 41a)**
- **Preventing rendering of brickwork (not including 41a)**
- **Exterior painting (not including 41a)**

- Three storeys and basement with angular bay windows.
- No garden.
- Lower floors painted stucco. 2nd and 3rd floors unpainted brick.
- Projecting sills with corbels on ground floor bay windows, moulded window surrounds at 1st floor.
- Good cornices but no dentils.
- No porches. 4 panel front doors with square fanlights.
- Houses at either end (33 and 41) have tripartite windows with moulded surrounds at 1st and 2nd floors: at 41 these have been badly re-done, all detail removed.
- Good railings.
- No. 41a is an addition to the terrace and smaller with no basement or front steps but similar painted stucco bay window; unpainted brick above and good railings.

**POTTERY LANE here**

**43**



**(List?) No Art 4's**

- Three Storey 'Flat iron' corner block (Pottery Lane on west side). No basement or garden, no railings. Good order.
- Painted stucco, rusticated on ground floor side elevations. No dentils on top cornice.
- Large curved windows on rounded front at ground floor.
- 1st floor curved Venetian style window has good mouldings with arch over centre and blind panels on each side.
- At 1st floor level running round both sides a projecting string course with dentils beneath.
- At first floor level small arched window on Pottery Lane side and two windows on Portland Road side.
- New 6 panel front door.

**Terrace  
45 - 53.**



***Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork, and control colour***

- Three storeys, no front garden, no basement or railings.
- Rusticated painted stucco on ground floor, unpainted brick above.
- Top cornices missing.
- 45 has no rustication and is double fronted.
- No 47 has no front door, entrance on Pottery Lane at rear.
- All 1st floor windows have good plaster hoods.
- Front doors changed: modern 6 panels on 45, 49, 51, 53, 55.
- Big ugly new shop windows on ground floor at 49.
- Crude new window from ground to basement level at 53.
- Good 4-panel door at 51, with pretty curved fanlight above
- All other fanlights square.
- 51 and 53 all stucco painted in colour rather than white (bluey grey and buff)




**Terrace  
55 – 59**



***Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork, and control colour***

- Three storeys and basement, no garden.
- Painted stucco ground floor and basement, unpainted brick above.
- Top cornices missing.
- Good window hoods at 1st floor level.
- Simple pilastered doorcases, small fanlights.
- Six panel door at 55, four panels at 57, 59.
- Good original railings, no gates.



<p><b>Terrace 61 – 65</b></p>		<p><b><i>Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork, and control colour</i></b></p> <p>Three storeys and basement, no garden. Painted stucco, rusticated ground floor. Top cornices missing. 63 &amp; 65 have lost the tops of their front door surrounds and have nasty approaches. 61 has nice fat balusters beside front steps. Railings good, gates missing on Nos. 61 &amp; 65. Front doors four panel, small fanlights.</p>
<p><b>Terrace 67 - 83.</b></p>		<p><b><i>Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork, and control colour</i></b></p> <p>Three storeys and basement, no garden. In good order. Rusticated stucco ground floor, upper floors all painted brick or stucco, except 67 &amp; 69 unpainted. Projecting handsome stucco porches with twin columns, except 71 which has porch missing and crude approach up steps to front door. Cornices vary, mostly shadows of their former selves except for good ones at 67, 69 &amp; 71, which still have their original dentils. Very good railings and gates, except no gates at 77. Nice fat moulded balusters beside front steps on 69 and 75, replaced by painted stucco mini-wails everywhere else. Front doors nearly all good four panel; 65 has two panels, 67 &amp; 69 have six panels. 71 – 75 Painted brickwork on upper storeys – should be resisted 81 has unfortunate downpipe right down middle of façade</p>
<p><b>Terrace 85 - 91</b></p>		<p><b><i>Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork, and control colour</i></b></p> <p>Three storeys and basement, no garden. This terrace projects slightly from the previous one. Painted stucco except 93, painted brick. No cornice on 87, 89. Projecting pillared porches except 89 (which may never have had one). Nice fat moulded balusters beside front steps on 85, 87. Porch at 91 makes a very awkward junction with next length of terrace.</p> <p>Good railings, no gate at 85.</p>





**Terrace  
93 –  
117**



**Art 4 for:**

- ***Preventing rendering of brickwork  
Need Art 4 to protect architectural details, prevent painting  
brickwork and control colour***

- Three storeys and basement, no garden.
- Slightly set back from previous terrace and not as well designed.
- Painted stucco ground floor, unpainted brick above.
- Cornices residual, none on Nos. 95 & 97 but good one at 93 although dentils are missing.
- Heavy pillared porches which do not match with varying top parts and pillar dimensions, unsure whether bad original architect or bad repairs.
- Porch at 111 has disappeared.
- Paired doors at 101 and 103 in middle of terrace, these two house slightly set forward.
- Good railings and gates except very bad new ones at No. 105, and gates missing at Nos. 95 & 97.
- Nice fat moulded balusters on front steps of 101. Similar balusters but much smaller on 109, 113, 114.
- Other houses have painted stucco mini walls beside steps.
- Basement window altered at 105.
- Front doors all four panel except 105 replaced with three panels and 103 with six panels.
- 115 & 117 have mansard top floor added.  
Brickwork painted at 93

**119  
Corner  
block.**



**(List The Cowshed "flat iron" building?)  
OR Art to control colour?**

- The Rug Company and The Cowshed {cafe and 'grooming' parlour}.
- "Flat iron" shape to match 43 at northern end of terrace.
- Three storeys painted stucco
- No basement, no garden.
- Awkward junction with previous terrace with unsuitable big modern windows at ground floor for The Rug Company; window mouldings destroyed on 1st and 2nd floor.
- At 1st floor level string course with dentils below continues along side of block and round corner along return side on Penzance Place.
- Big windows round the curved end at ground floor; three windows at 1st and 2nd floor, and pilasters on heavy bases running up the otherwise blank sides from 1st to 2nd floor. All still largely original and quite handsome.

**PENZANCE PLACE here.**

**Terrace  
121 –  
127**



**Art 4 for: Preventing rendering of brickwork  
Need Art 4 to protect architectural details, prevent painting  
brickwork and control colour**

- Three storeys, no basement, no garden, no railings.
- Residual cornices.
- Ground floor painted stucco, plain brick above.
- 125 once a shop front, possibly 127 as well.
- Nice continuous bow fronted balcony railings at first floor level.
- Six panel doors at 121 and 127, others four panel
- Trellis round roof garden at 121 without planning permission?

**Terrace  
129 -  
139**



**Art 4 for: Preventing rendering of brickwork (129 - 137)**

**Need Art 4 to protect architectural details, prevent painting  
brickwork and control colour**

- Three storeys, no basement, no garden, no railings.
- Joins (with slight rebate) terrace 121 - 127.
- Plain brick above good shop fronts with nice egg and dart moulded string course above fascia and below balcony which runs whole length with bow fronted railings.
- No dentils on cornices.
- 133 - 137 Is Julie's Restaurant.
- 139 on corner of Hippodrome Place is spoilt by unsympathetic new shop window and loss of egg and dart moulding above fascia.



HIPPODROME PLACE here.

<p><b>141</b> <b>“The Cross”</b></p>		<p><b>Art 4 for:</b> <b>- Preventing rendering of brickwork</b></p> <p><b>Need Art 4 to protect architectural details, prevent painting brickwork and control colour</b></p> <ul style="list-style-type: none"> <li>• Three storeys painted stucco, no basement, no garden.</li> <li>• Curved corner shop with 2 panel door on apex, good shop window.</li> <li>• Tripartite windows on curve at 1st and 2nd floors.</li> <li>• Slight projection on either side of curve with rusticated quoins running up 1st and 2nd floors.</li> <li>• Good heavy cornice with big dentils on Portland Road side.</li> <li>• No windows or cornice on Hippodrome Place side.</li> <li>• Good railings.</li> </ul>
<p><b>Terrace</b> <b>143 -</b> <b>157</b></p>		<p><b>Need Art 4 to protect architectural details, prevent painting brickwork and control colour</b></p> <ul style="list-style-type: none"> <li>• Three storeys and basement, no garden.</li> <li>• Good terrace well restored.</li> <li>• Painted stucco, rusticated ground floor.</li> <li>• Paired front doors with curved fanlights under flat moulded porches, (157 the only one to have fanlight tracery).</li> <li>• Pretty curved window heads on ground floor with nice Coade stone keystones, projecting sills.</li> <li>• 1st floor windows linked by string course at sill level.</li> <li>• Handsome heavy cornice with big dentils (except at 147).</li> <li>• Tall parapet above cornice divided into two panels (except at 155).</li> <li>• Most basement windows altered.</li> <li>• Good railings with some replacements, bad new ones at 155.</li> <li>• Gates on 147 and 153 only.</li> <li>• New six panel doors on 143, 145, 157; four panels at 153; all others original 2 panel.</li> </ul>
<p><b>159 and</b> <b>161</b></p>		<p><b>Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork and control colour</b></p> <ul style="list-style-type: none"> <li>• Three storeys and basement, no garden.</li> <li>• Handsome pair of houses in centre of terrace.</li> <li>• Painted stucco, rusticated ground floor.</li> <li>• Slight projection with rusticated quoins running up full height.</li> <li>• Good mouldings on round-headed 1st floor windows linked by string course at sill level.</li> <li>• Heavy cornice with big dentils, parapet above.</li> <li>• Paired front doors with square tops under flat moulded pediment.</li> <li>• Good railings, no gates.</li> </ul>



<p><b>Terrace 163 - 177</b></p>		<p><b>Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork and control colour</b></p> <ul style="list-style-type: none"> <li>• Three storeys and basement, no garden.</li> <li>• Painted stucco, rusticated ground floor.</li> <li>• Matches terrace 143 – 157, except dentils on cornices missing.</li> <li>• Parapet missing on 167 - 175.</li> <li>• Most basement windows altered,</li> <li>• Good railings, some replacements.</li> <li>• Six panel doors on 169 - 175, four panel on 163, 2 panel on 165, 177.</li> </ul>
<p><b>179</b></p>		<p><b>Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork and control colour</b></p> <ul style="list-style-type: none"> <li>• Corner block.</li> <li>• Three storeys and basement, rounded end, no garden.</li> <li>• Painted stucco, rusticated ground floor on Portland Road side.</li> <li>• This once matched 141, the shop at the other end of the terrace.</li> <li>• Slight projection with three bands of rusticated quoinstones running up 1st and 2nd floors on Portland Rd side, tripartite windows on 1st &amp; 2nd floors.</li> <li>• Six panel door on rounded corner with small windows either side.</li> <li>• Modern railings OK. Other side plain: Badly rebuilt round headed ground floor windows surrounded by crude rustication and horrid imitation Coade stone trimmings.</li> </ul>




NB Unfortunate tangle of telephone wires destroys appearance of whole street at this point. BT should be encouraged to put them underground.




**PORTLAND ROAD, east side (starting from Holland Park Avenue end)**

<p><b>Holland Park Terrace</b></p>	 	<ul style="list-style-type: none"> <li>• Pizzeria on corner of Holland Park Avenue.</li> <li>• Modern rebuild, shops and garages below.</li> </ul>
<p><b>Portland House</b></p>		<ul style="list-style-type: none"> <li>• Three storeys, painted stucco, no basement.</li> <li>• Two modern windows and a door at ground floor, three windows on 1st and 2nd floors.</li> <li>• 1st floor windows have plaster hoods.</li> <li>• Good cornice.</li> </ul>

<p><b>Terrace 2 - 14 Portland Road</b></p>		<ul style="list-style-type: none"> <li>• Quite good shop fronts, fascias divided by plaster pilasters, small cornice above fascia with dentils below on 8 - 14.</li> <li>• Facades above shops set back allowing for roof terraces, some with modern railings.</li> <li>• 2 - 6 have two storeys of stucco above shops, 8 - 14 one storey stucco, with cornice.</li> <li>• 10 - 14 have modern mansard roofs set back behind cornice.</li> <li>• 14 has door on corner and same fascia details on short return into Ladbroke Road.</li> </ul>
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LADBROKE ROAD here.

<p><b>88 Ladbroke Road</b></p>		<p>Three storey brick new build corner house, no windows on Portland Road side.</p>
<p><b>16e Portland Road</b></p>		<p>Yard with modern tall iron fence and gates. Open parking lot beside it. Two storey stucco building set back behind yard.</p>
<p><b>Terrace 16d - 16a</b></p>		<p><b><i>Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork and control colour</i></b></p> <ul style="list-style-type: none"> <li>• Three storeys and basement, no garden.</li> <li>• Bay window to ground</li> <li>• Basement painted stucco, plain brick on 1st and 2nd floors.</li> <li>• 16d and 16a have one large tripartite window at 1st and 2nd floor.</li> <li>• Good cornice and railings.</li> </ul>

16		<p><b>Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork and control colour</b></p> <ul style="list-style-type: none"> <li>• Wide frontage, house in two parts, no garden.</li> <li>• <i>Right hand side:</i></li> <li>• Three storeys painted brick</li> <li>• Two windows on each floor</li> <li>• No front door</li> <li>• Balcony at 1st floor with bowed railings.</li> <li>• Good cornice.</li> <li>• <i>Left hand side:</i></li> <li>• Wider than usual: two storeys with big pediment instead of cornice, painted stucco.</li> <li>• Circular cartouche in centre of pediment.</li> <li>• Three windows on 1st floor, centre window taller and wider than others.</li> <li>• Three modern windows and two doors at ground level</li> </ul>
Pair: 18 - 20		<p><b>Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork and control colour</b></p> <ul style="list-style-type: none"> <li>• Taller than usual, three storeys and basement</li> <li>• Rusticated ground floor, painted stucco, plain brick above, no garden.</li> <li>• One wider than average window at 1st and 2nd floor.</li> <li>• 1st floor window is in three parts under flat plaster hood supported by brackets,</li> <li>• 2nd floor a triple arch divided by pilasters with moulded surrounds and keystones, one pane on each side and a blind panel in the middle.</li> <li>• 18 has small balcony at 1st floor window; cornice dentils missing</li> <li>• 20 has good cornice with dentils.</li> <li>• Steep steps up to recessed front doors with pilasters on either side, square fanlights.</li> <li>• Good railings.</li> <li>• Side entrance passage with good gate on left of 20.</li> </ul>
Terrace 22 – 80		<p><b>Art 4 for:</b>  - Doors, windows, balconies and architectural details (22 – 52 only)  - Preventing rendering of brickwork (22 – 50 only)  - Exterior painting (22 – 50 only)</p> <p><b>Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork and control colour</b></p> <p>A handsome and unusual range, three storeys and basement, which breaks slightly forward and back in an irregular fashion, with varying windows and doors, all under one shallow pitched roof with overhanging eaves. Three storeys and basement.</p>
22 - 28.		<ul style="list-style-type: none"> <li>• First four houses of terrace described above.</li> <li>• Rusticated stucco ground floor, plain brick at 1st and 2nd floors.</li> <li>• One round headed window at ground floor.</li> <li>• One wide tripartite window with moulded surround under flat hood at 1st floor of 26 and 28 (type A)</li> <li>• Similar window at 24 and 26 (type B), but with heavier mouldings, including pilaster divisions and brackets under sills (type B).</li> <li>• 2nd floor windows: three small arches linked by moulded surrounds and divided by plaster pilasters with small capitals and keystones, centre arch has blind panel.</li> <li>• Pillared porches, 26 has lost all decoration and has ugly newish door.</li> <li>• Square fanlights except on 28 which begins a pattern used in next part of terrace with round arch and fanlight over front doors.</li> <li>• 22 not visible above ground floor due to scaffolding and boarding.</li> <li>• No gardens but space for plants in wide basement 'area'.</li> </ul>





30 - 58



**Art 4 for:**

- **Doors, windows, balconies and architectural details (30-52)**
- **Preventing rendering of brickwork (30 – 50)**
- **Exterior painting (30 – 50)**

- Upper part unpainted brick
- Window details at 1st floor the same but Type A and Type B alternate in pairs.
- At 2nd floor, same as previous 22 - 28, but at 38, 46 and 52 the centre arch is glazed.
- Three-light bay windows to ground and basement, painted stucco topped with balcony,
- Balcony with short sections of balusters between small piers - balusters missing at 40.
- Between each pair of houses a narrow recessed frontage of painted stucco, some with one floor above the doors as at 32, 34, 40, 56, 58; others with two floors.
- Windows in these recessed parts are sometimes round headed, sometimes square.
- These upper parts do not always make a matching pair, the second storey usually an obvious later addition, although some may be authentic 19th C.
- Paired front doors with round arches and half-moon fanlights.
- Most have four panel doors.
- Basement 'area' often banked up to make a good garden.
- Railings and gates fair
- 48: all stucco decorative elements painted a horrid pink with pale blue window frames (stands out like a sore thumb)



**34 - 40.**



- These four houses different from those on either side, - not linked by recessed frontage.
- Front doors are flat topped with square fanlights.
- Same bay windows at 34 and 40, but smaller ones at 36 and 38 which are very awkwardly placed, not directly below first floor windows. First and second floors the same as before.

**42 - 50.**



- Return to pattern as described under 30 - 58 but from 42 to 52, only vestigial rustication on ground floor. Round headed front doors at 42 - 48 have keystone decorated with bald-headed man.
- Balconies over bay window at 42 and 44 have short lengths of fat stucco balusters between solid bands. Balconies at 46 and 48 have curly pierced stucco decoration instead of balusters.
- 48 has original blind-box on first floor window.
- 50 has lost all mouldings and fancy trim round bay window and has no bald-headed man on keystone over front door.
- Glazing bars at 42, 44 and 46 do not conform to type, have been modernised.
- 50 is the last to have plain brick on upper floors.



52 – 80



**Art 4 for:**

**- Doors, windows, balconies and architectural details (52 only)**

- Rustication at ground floor, painted stucco.
- Upper floors painted stucco.
- Flat topped front doors with small fanlights in recessed section with tall rectangular windows above on 1st and 2nd floors except 54, 56 and 58, which have only one storey.
- 52 and 54 have small balusters on the balconies.
- 56 is the last to have triple arched window at second floor.
- From 56 - 80 flat pilasters beside front doors.





58 - 80.



- Houses a little taller than previously but same pattern (three storeys and basement, bay windows, all painted stucco under continuous roof with overhanging eaves)
- From 58 – 76, at 1st and 2nd floor, tripartite windows similar to Type B but with wider and with heavier mouldings; pilaster divisions have small capitals and four brackets below sill.
- Smaller Type A windows at 78 and 80.
- From 58 to 80 moulding above bay and below balcony runs continuously as a string course.
- No rustication on ground floor except at 78 and 80.
- Recessed section with two storeys above front door
- Tall windows at 1st floor and square ones at 2nd floor
- Only one storey at 70.
- Front doors with pilasters on either side except 70 - 74.
- Short length of cornice with dentils above first floor windows of recessed section at 64 - 80.
- Bay window balconies have plain stucco parapets, - except 62 and 68 which have pierced curly stucco inserts (not the same pattern as 46 and 48) and 72, 78 and 80 which have balusters.
- 60 has pilasters on angles of the bay.
- Rounded corners to plaster moulding nearest to glass of bay windows at 62, 66, 68, 74 - 80.
- Decorative dwarf railings on sill around bay window at 64 - 72 and 78, not all matching.








<p>80</p>		<ul style="list-style-type: none"> <li>• Same as 78 but with horrid modern porch projecting to edge of street, small window at the side, flat roof. Large modern front door.</li> <li>• Thick rounded corner mouldings have been added to front door and basement window.</li> <li>• This is the last of the houses with pitched roof and overhanging eaves and with large 'area' for garden plants.</li> </ul>
<p>82</p>		<p><b><i>Need Art 4 to protect architectural details and control colour</i></b></p> <ul style="list-style-type: none"> <li>• Three storeys and basement painted stucco, projecting forward from house on either side, (return to classic pattern of two windows on each upper floor and no garden).</li> <li>• Plaster hoods on 1st floor Windows, square fanlight over door.</li> <li>• Good cornice and railings.</li> </ul>
<p><b><i>Terrace 84 - 94</i></b></p>		<p><b><i>Art 4 for: Doors, windows, balconies and architectural details</i></b></p> <p><b><i>Need Art 4 to protect prevent stuccoing and painting brickwork and control colour</i></b></p> <ul style="list-style-type: none"> <li>• Three storeys and basement, no garden.</li> <li>• Rusticated painted stucco ground floor, unpainted rendering above, except at 84 and 94 which are painted. Balcony all along at 1st floor level, nice bowed railings.</li> <li>• Pilasters either side of front doors, square fanlights. Mixed quality doors</li> <li>• Good railings and gates</li> </ul>
<p><b><i>Terrace of shops, 96, 98, 100</i></b></p>		<p><b><i>Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork and control colour</i></b></p> <ul style="list-style-type: none"> <li>• Three storeys, no basement.</li> <li>• Painted stucco with good shop fronts (especially 98)</li> <li>• Two windows above shops on first and second floors.</li> <li>• 100 is on the corner of Clarendon Cross, with door at the apex and another shop window at the side.</li> <li>• Balcony with nice continuous bow front railings at 1st floor level goes round corner and over two more shops in Clarendon Cross.</li> <li>• Good cornice with dentils also runs all the way round, except one short section of dentils missing on Clarendon Road side.</li> </ul>



**CLARENDON CROSS here.**

<p><b>102</b></p>		<p><b><i>(Need Art 4 to protect architectural details and control colour)</i></b></p> <ul style="list-style-type: none"> <li>• Three storey corner shop, unpainted brick at 1st and 2nd floors, door at apex.</li> <li>• Modern windows both sides on ground floor.</li> <li>• Painted stucco cornice, no dentils.</li> <li>• <i>On Portland Road side:</i></li> <li>• At 1st floor three windows with arched painted stucco hoods and surrounds, linked by string course supported by brackets.</li> <li>• At 2nd floor 5 small windows divided by painted pilasters under brick arches, centre window blind.</li> <li>• <i>On Clarendon Cross side:</i></li> <li>• At 1st floor tripartite window with heavy stucco moulded surround, arch over centre section, brackets below sill.</li> <li>• Three small linked windows under brick arches at 2nd floor.</li> </ul>
<p><b>Terrace 104 - 110</b></p>		<p><b><i>(Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork and control colour)</i></b></p> <ul style="list-style-type: none"> <li>• Three storeys, no basement</li> <li>• Rusticated stucco at ground floor, brick above.</li> <li>• Large tripartite windows on 1st floor with stucco mouldings (as above).</li> <li>• 2nd floor three small linked windows under brick arches (pilasters?).</li> <li>• Tall stucco parapet, no cornice.</li> <li>• Doors with tall fanlights.</li> <li>• 104 has a shop window and no ground floor rustication.</li> </ul>
<p><b>Terrace 112 – 124</b></p>		<p><b><i>(Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork and control colour)</i></b></p> <ul style="list-style-type: none"> <li>• Three storeys and basement, set back from previous terrace, no garden.</li> <li>• Rusticated painted stucco ground floor, plain brick above,</li> <li>• 114, 122, 124, 126 and 128 all have painted brickwork: a pity as the coloured articulation in the brickwork adds interesting character to the terrace</li> <li>• 1st floor windows with stucco surrounds and square hoods,</li> <li>• 2nd floor windows under brick arches.</li> <li>• Cornice quite good.</li> <li>• Good four panel doors except at 124, small square fanlights.</li> <li>• Railings good.</li> </ul>



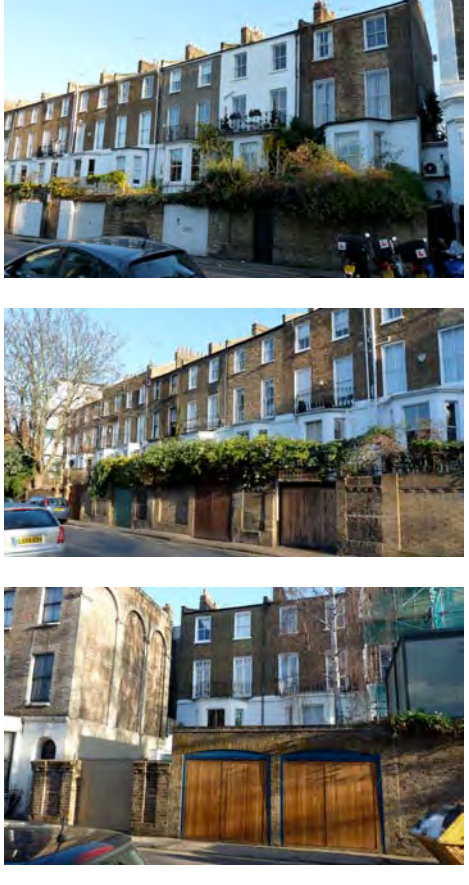
		
<p><b>Terrace 126 – 132</b></p>		<p><b><i>Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork and control colour</i></b></p> <ul style="list-style-type: none"> <li>• Three storeys and basement matching the four houses {104 -110) at the other end of this range.</li> <li>• No garden</li> <li>• Rusticated ground floor painted stucco, plain brick above,</li> <li>• 126, 128 painted brick: a pity as the coloured articulation in the brickwork adds interesting character to the terrace</li> <li>• Large tripartite windows on 1st floor (as above).</li> <li>• 2nd floor three small linked round-headed windows divided by pilasters with small capitals.</li> <li>• Doors with small fanlights.</li> <li>• Good cornice with dentils on all except 132.</li> <li>• Good railings.</li> </ul>
<p><b>134</b></p>		<p><b><i>Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork and control colour</i></b></p> <ul style="list-style-type: none"> <li>• Corner house, wider than usual, nearly matching 102 at other end of terrace but not a shop.</li> <li>• Three storeys, no basement.</li> <li>• Rusticated ground floor, unpainted brick above.</li> <li>• At ground floor on Clarendon Road side, two windows and a door,</li> <li>• At 1st floor three arched windows linked by string course, centre pane blind.</li> <li>• At 2nd floor five small arched windows divided by plaster pilasters, blind pane in centre.</li> <li>• On side return, one window at ground floor, tripartite window on 1st floor with centre arch and stucco surround.</li> <li>• Three small linked windows at 2nd floor.</li> <li>• Good cornice with dentils.</li> <li>• No railings.</li> </ul>
<p><b>136, round the corner</b></p>		<p><b><i>Need Art 4 to protect architectural details, prevent stuccoing and painting brickwork and control colour</i></b></p> <ul style="list-style-type: none"> <li>• Three storeys. no basement.</li> <li>• Painted stucco ground floor, brick above.</li> <li>• Deeply recessed front door under flattened arch with keystone forming a porch,</li> <li>• recessed ground floor window under matching arch, linked by rusticated columns and heavy mouldings. Windows at 1st and 2nd floors match those on 134</li> </ul>

# Princedale Road

Norland Conservation Society for CAPS and Art 4 directions


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

## East side: Rear gardens of 1 - 29 Portland Road

<p>1 - 29</p>		<ul style="list-style-type: none"><li>• The garden walls of (1-29?) Portland Road precede the houses numbered as in Princedale Road.</li><li>• It is important to note that all but three of these walls (those belonging to Nos 17, 19 and 21 Portland Road) are now pierced for garage doors with hard-standing or garages behind.</li><li>• The three original walls in original decorative and two-coloured brick, should if possible be preserved, as also the two mature trees and one small tree within these gardens, as very much a feature of Princedale Road.</li><li>• The wall of No 17 is in danger, owing to current building works, as also the survival of its tree, despite a preservation order on it.</li><li>• <b>The garden walls of 17-21 Portland Road should have Art 4.1. protection.</b></li></ul>
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In general, Princedale Road has preserved its character, owing to extensive refurbishments, most of which are sympathetic to its 1840's origin. Roof lines have been preserved, despite intermittent roof gardens and inevitable TV aerials. In all, there is a pleasing and acceptable diversity within an overall 1840's unity, a tribute in itself to the unity of the post-Georgian culture, even when expressed by Victorian speculative building. This unity in diversity should be protected by an Art 4 direction.

## East side: even numbers: 2-116

<p>2 - 10</p>		<ul style="list-style-type: none"><li>• Three-storey, rather perfunctory, (and originally inexpensive), late-Victorian terrace in two-coloured brick, which retains its period charm:</li><li>• ground floor stuccoed with plain bay windows, stock brick on upper floors, featuring a lighter brick in window surrounds on both first and second floors</li><li>• an unusual light brick and red brick frieze with decorative brickwork to the parapet</li><li>• the south flank wall (belonging to No 2) continues the frieze to the parapet, and exhibits three pilastered round-headed arches with decorative capitals, and coloured diamond-patterned brickwork within the arches. This feature is unusual, is presently in good order, and should be preserved. No 2 is presently in poorly maintained condition</li><li>• windows throughout are 4-paned plate glass.</li><li>• Doors, most of which seem original, have plain fanlights above</li><li>• <b>Should have Art 4.2 protection in respect of doors and windows and architectural details of façades</b></li></ul>
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12		<p>Three storeys with recessed second storey behind a small garden terrace:</p> <ul style="list-style-type: none"> <li>• modern, but appropriate, with rusticated and stuccoed ground floor, with three-light window with Georgian glazing bars</li> <li>• Door has Georgian corniced hood, supported by scrolls</li> <li>• Plate-glass windows to first and second floors</li> <li>• Fleur-de-lys railings renewed</li> </ul>
14		<p><b>Prince of Wales public house:</b> an undistinguished and poorly-maintained exterior, though of continued roof-line, and of the right period:</p> <ul style="list-style-type: none"> <li>• Three storeys plus cellars</li> <li>• Victorian groundfloor plate glass frontage, of which some small panels of original engraved glass remain</li> <li>• the whole now painted an unimaginative dull mid-brown, lettering of pub name above ground floor; name only on swinging pub sign (this should be pictorially painted)</li> <li>• plate-glass windows to first floor; Georgian glazing bars to second floor windows</li> </ul>
16 - 18		<p>Four storeys plus basements:</p> <ul style="list-style-type: none"> <li>• Rebuilt in late 20C in varied Georgian-style modes, roofline preserved, though the cornice to the parapet is discontinuous</li> <li>• Varied fenestration to ground floor; Georgian-style glazing bars on first and second floors</li> <li>• 16-18 stucco throughout, presently painted white</li> <li>• 20-22 rusticated stucco to ground floor, presently painted white, stock brick above</li> </ul>
20 - 28		<p>Three storeys, no basements:</p> <ul style="list-style-type: none"> <li>• 24 - 28 Plain-fronted very modern Georgian-style in stock brick: <ul style="list-style-type: none"> <li>◦ 24 and 28 presently painted white throughout</li> <li>◦ 26 presently painted white to ground floor</li> </ul> </li> <li>• Various modern railings, some following traditional patterns</li> </ul>






<p><b>30 - 36</b></p>		<ul style="list-style-type: none"> <li>• 30-34 three storeys, no basement</li> <li>• 36 three storeys plus basement</li> <li>• all modern Georgian,</li> <li>• unpainted stock brick</li> <li>• all with moulded surrounds to windows, those on ground and first floors with cornices, supported at first floor by scrolls</li> <li>• Georgian glazing bars</li> <li>• the cornice continued at parapet level</li> </ul>
<p><b>38</b></p>		<p>38 - Three storeys plus basement:</p> <ul style="list-style-type: none"> <li>- modern Georgian of different pattern</li> <li>- stock brick throughout</li> <li>- round-hooded door</li> </ul> <p>40 - Three storeys, no basement</p> <ul style="list-style-type: none"> <li>- A simpler modern Georgian, all stock brick</li> <li>- Georgian glazing bars</li> </ul>
<p><b>42</b></p>		<p>42 Three storeys, no basement</p> <ul style="list-style-type: none"> <li>- Rebuilt Georgian in yet simpler mode, all stock brick</li> <li>- Plate glass windows</li> </ul>
<p><b>44 - 82</b></p>		<p>A near-unity of 1840's construction, slanted gradually westwards:</p> <ul style="list-style-type: none"> <li>• the cornice to the parapets discontinuous, but the essential roof-line preserved</li> <li>• 44-62 Three storeys, no basement</li> <li>• most (<u>except</u> nos 44-50 &amp; 54) painted throughout; the remainder with stock brick to first and second floors</li> <li>• many windows with moulded surrounds, and most with moulded cornices (without scrolls) to windows on first floor</li> <li>• many ground floor premises are former shops; some remain as shops</li> <li>• - 64-82 Three storeys plus basements, <u>except</u> no 82</li> <li>• All (<u>except</u> no 82, painted stucco throughout) are stuccoed at ground floor level (or former, or existing, shops)</li> <li>• All first and second floors stock brick, with moulded window surrounds, and cornices to first floor windows</li> <li>• Georgian glazing bars throughout</li> <li>• NB No 72 is a late 20C rebuild to a simpler pattern, which lacks moulded window surrounds, and on first floor, has varied the typical Georgian glazing bars</li> <li>• The whole terrace 44 – 82 should have Art 4.2 protection in respect of doors, windows and architectural details</li> </ul>



**Here is Penzance Place**, followed by 12A Penzance Place, and the backs of houses in Pottery Lane, all in keeping with the 1840's architectural patterns. (The numbering here is discontinuous, which may indicate that the backs of the houses now in Pottery Lane were once numbered as in Princedale Road.)

84		<p><b>No 84 Princedale Road</b>, at the junction of Penzance Place and Princedale Road (North East Corner), is a corner building which appears at one time to have been a public house. This three storey building is built in stock brick stuccoed to first floor level with small ground floor windows set between pilasters in large arched surrounds. Elaborate balcony railings, and window box supports and the pierced balcony parapet form the main decorative features. Although this building cannot be seen from long distance views, it provides a focus of interest on the open junction of Penzance Place and Princedale Road.</p>
86 - 90		
92		<p>Three storeys, no basement. House presently much decayed:</p> <ul style="list-style-type: none"> <li>- stucco to ground floor, brick to first and second floors</li> <li>- all presently painted dark slate blue</li> <li>- three slit windows to ground floor</li> <li>- plain surrounds to first and second floor windows</li> </ul>
94		<p>Three storeys, no basement</p> <ul style="list-style-type: none"> <li>- All stuccoed, presently painted light powder blue</li> <li>- Fenestration as Nos 96-104</li> </ul>
96 - 104		<p>Three storeys, no basements</p> <ul style="list-style-type: none"> <li>- stuccoed in various colours to ground floor; stock brick, unpainted, above</li> <li>- at first floor, moulded surrounds to windows, with cornices</li> <li>- at second floor, moulded surrounds to windows, no cornices</li> <li>- four-light plate glass windows throughout</li> <li>- doors have large glass panels for light in hall</li> </ul>





106		<p>Three storeys, no basement:</p> <ul style="list-style-type: none"> <li>- Eccentric, but attractive, house, presently painted mid-grey</li> <li>- French-style casement windows to first and second floors, with decorative “balcony” to first floor windows</li> <li>- Ground floor: “builder’s catalogue” plate glass window</li> <li>- Cartouche, tasselled, within rounded hood to cornice</li> </ul>
108		Vacant site
110-112		<p>Three storeys, no basement. Presently “Princedale Road surgery” and offices:</p> <ul style="list-style-type: none"> <li>- modern stock brick (? 1970’s structure)</li> <li>- stucco to ground floor, with “shop” windows</li> <li>- two-light plate glass windows to first and second floors</li> </ul>
114		<p>Three storeys, no basement:</p> <ul style="list-style-type: none"> <li>- stucco to ground floor, stock brick above</li> <li>- round-headed three-light windows to first- and second floors</li> <li>- Leaded panes to ground floor casement window</li> </ul>
116		<p>Marquess of Zetland public house site, under delayed conversion to residential:</p> <ul style="list-style-type: none"> <li>- Three storeys, plus cellars</li> </ul>



Here is Hippodrome Place. Princedale Road ends.

West side, odd numbers, 5-91, starting at Princes Yard

Princes Yard: See description in Section 3.1.3 Modern buildings

5-7		<p>1870's addition to southern end of distinguished 1840's terrace:</p> <ul style="list-style-type: none"> <li>• three storeys, plus basement. Originally two houses, now as one, with four lateral residential units across the two original houses</li> <li>• at first and second floors, parti-coloured brick to Princedale Road elevation restored in mid-1980's to original</li> <li>• round-headed windows to first floor, square-headed to second floor, Victorian plate-glass sashes at first and second storeys on Princedale Road elevation</li> <li>• at ground-floor, new rusticated elevation to Princedale Road, with recently inserted sash windows with Georgian glazing bares</li> <li>• south flank walls and windows much altered, 1970's "builders' catalogue" windows; two more to be inserted, following present conversion of ground floor from office to residential</li> <li>• <b>should have Art 4.1 protection for paint colour; and 4.2 for doors, windows and architectural details, and preventing rendering/painting of brickwork</b></li> </ul>
9 - 33		<p>1840's terrace: three storeys, plus basements. A distinguished terrace, restored c 1960-1980 by individual owners to high and uniform standard. Same stone-coloured paint to stucco and window surrounds throughout. A testament to what can be achieved by responsible and uncoerced ownership:</p> <ul style="list-style-type: none"> <li>• full run of original spear-headed railings to areas</li> <li>• full run of original balcony rails at first-floor level</li> <li>• Georgian sash windows, long on first floor, all with Georgian glazing bars, except No 19, which has plate glass windows to ground floor</li> <li>• Hooded cornices supported by acanthus scrolls to first floor windows</li> <li>• Street doors, with cornices above, supported by plain pilasters, the halls lighted by windows above doors, now much varied, some of which are original</li> <li>• stone steps to doors, some of which may be original</li> <li>• moulded cornice surmounting second floor, runs full length of terrace</li> <li>• <b>Should have Art 4.1 protection for paint colour; and 4.2 for doors, windows and architectural details, and preventing rendering/painting of brickwork</b></li> </ul>

Here is Queensdale Road 2A Queensdale Road, the black house, used to be Carolan, the local grocer:

35A & B		<p>Both rebuilt in late 1960's/early 1970's. Gardens on roofs of both:</p> <p><b>35A</b>, in stucco, presently coloured powder-blue:</p> <ul style="list-style-type: none"> <li>- three storeys, no basement</li> <li>- two windows, centred by door, on ground floor, with <u>lateral</u> Georgian panes</li> <li>- reasonably acceptable</li> </ul> <p><b>35B</b>, in stock brick:</p> <ul style="list-style-type: none"> <li>- also three storeys, no basement</li> <li>- fenestration similar to 35A, except that the north-most first floor window is "French", and is ornamented by a modern "Spanish" balcony of traditional design</li> <li>- reasonably acceptable</li> </ul>
37 - 45		<p>1840's terrace, 3 storeys, no basements. A pleasant and even distinguished terrace, to be preserved, and if possible, improved. Again, owners have preserved unity of colour:</p> <ul style="list-style-type: none"> <li>• stucco, painted white, to ground floor</li> <li>• original cast-iron railings throughout, with gates, fleur-de-lys heads</li> <li>• corniced heads to first floor windows, supported by acanthus scrolls (one missing to left side of first floor window of No 37)</li> <li>• Street doors (some original) with cornices supported by pilasters with capitals</li> <li>• moulded surrounds to second floor windows, all presently painted white</li> <li>• only No 43 has Victorian plate glass; the remainder have Georgian glazing bars</li> </ul>



- plain cornice to parapet, nos 37-43 only
- entrance to No 45 (two storeys only, used to be Monty's, the ironmonger) is in Princes Place
- Garden on roof of No 41
- **Should have Art 4.1 protection for paint colour; and 4.2 for doors, windows and architectural details, and preventing rendering/painting of brickwork**



Here is Princes Place

47 -  
55



- (Nos 47,49, 53 have flats 1,2,3; 51 & 55 are houses). Largely rebuilt behind Princesdale Road elevation c 1970's:
- The whole, three storeys, and one long unified basement, plain stucco to ground floor
  - Entrance to No 47 in Princes Place, moulded cornice, supported by pilasters with plain capitals. Door is plain modern panel
  - Entrances to Nos 49-55 at the rear (with small communal gardens)
  - Moulded surrounds to windows. Cornices above. No acanthus scrolls supporting cornices to first floor windows
  - String course between ground floor and first floor, and another narrower string course between first floor and second floor, numbers 47-51 only
  - Basement area protected by original fleur-de-lys headed railings
  - The corner of No 49 ornamented by stone/plaster coigns
  - **Should have Art 4.1 protection for paint colour; and 4.2 for doors, windows and architectural details, and preventing rendering/painting of brickwork**





57



The Academy, public house and restaurant

- yard behind, and restaurant extension behind walls of former garden on Princesdale Road frontage
- Rusticated to ground floor; modernised but acceptable fenestration to ground floor with awnings, chairs and tables outside on the Princesdale Road and Penzance Street frontages
- A plain string course divides ground floor from first floor
- Moulded cornices to first floor windows, and plaster "gable" above, rounded window surrounds to both first and second floor windows. Plate glass windows throughout
- First and second floor corners supported by stone/plaster coigns, rounded plaster corner to Princesdale Road and Penzance Street
- centre first and second floor windows to Princesdale Road elevation are "blind"
- **Should have Art 4.1 protection for paint colour; Art 4.2 protection for doors, windows and architectural details, and preventing rendering/painting of brickwork**



<p>59-71 Crossways</p>		<p>1960's public housing flats, 6 storeys</p> <ul style="list-style-type: none"> <li>• common garden in front with plain modern railings, fronting Princesdale Road</li> <li>• lateral fenestration, stock brick</li> <li>• undistinguished, and barely acceptable, but partially obscured by trees on pavement of Princesdale Road</li> </ul>
<p>73</p>		<p>1840's structure, chamfered at its corner between Penzance Place and Princesdale Road</p> <ul style="list-style-type: none"> <li>• stucco throughout, presently painted light cream, windows and doors presently white</li> <li>• first floor windows moulded surrounds, with moulded cornices</li> <li>• second floor windows moulded surrounds only</li> <li>• all windows have Georgian glazing bars. But ground floor windows at corner are modern "builder's Georgian"</li> <li>• <b>Should have Art 4.1 protection for paint colour; Art 4.2 protection for doors, windows and architectural details, and preventing rendering/painting of brickwork</b></li> </ul>
<p>73 - 83</p>		<p>1840's terrace, continuing the line of No 73, three storeys, plus basements:</p> <ul style="list-style-type: none"> <li>• stucco to ground floor, brick to first and second floor</li> <li>• moulded window surrounds to first and ground floors</li> <li>• Georgian glazing bars throughout, moulded cornices to first floor windows</li> <li>• moulded parapet through out</li> <li>• Ground floor fenestration, as former shops, very varied, but acceptable, and in harmony with the total context of the street</li> <li>• <b>Should have Art 4.1 protection for paint colour; Art 4.2 protection for doors, windows and architectural details, and preventing rendering/painting of brickwork</b></li> </ul>
<p>85 - 91</p>		<p>c1870's addition to No 83. Three storeys plus basement lights below, giving straight onto pavement</p> <ul style="list-style-type: none"> <li>• 85-89 have Georgian glazing bars to ground floor, four-light plate glass above</li> <li>• stucco to ground floor; stock brick above, spliced into the brick of No 83</li> <li>• cornice at parapet level, coarsely tacked onto No 83; cornice line maintained throughout, despite some individualising</li> <li>• No 91 (offices) continues stucco to ground floor (except that it is modern rusticated)</li> <li>• Two-light plate glass windows only to first and second floors. "Pavement-type" bottle glass to ground floor windows on Princesdale Road elevation</li> <li>• Rounded north-east corner, giving onto Princesdale Road/ St James C of E Primary School. Small garden and private yard (to no91?) follow</li> <li>• - modern two-light plate glass fenestration on north elevation</li> </ul>