



Conservation Area Proposals Statement Chelsea Park/Carlyle Conservation Area



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

**CHELSEA PARK
CARLYLE**
Conservation Area
Proposals Statement



THE ROYAL BOROUGH OF
KENSINGTON AND CHELSEA

THE ELM PARK AND CHELSEA PARK CONSERVATION AREA

In recognition of the unique character of the area, Elm Park Conservation Area was designated in May 1971. On the 4th February 1976 the boundaries of Elm Park were extended to form the present Elm Park and Chelsea Park Conservation Area. The area is noted for its variety of building types.

This policy statement is one of a series of Conservation Area Studies being produced under the 1974 Civic Amenities Act and it is hoped that it will lead to a greater understanding of the issues involved in Conservation generally and specifically with those noted in the Conservation Area.

The Council is indebted to the Residents' Associations of the Conservation Area, namely The Vale Residents' Association, Elm Park and Chelsea Park Residents' Association, Chelsea Park Gardens Committee and Elm Park Gardens Residents' Association for their invaluable help in the preparation of this Policy Statement. Without their regular attendance at Working Party meetings and their admirable breadth of knowledge about their area, this document would not have been complete.

Councillor E J M Cox MA FCA
Chairman, Town Planning Committee



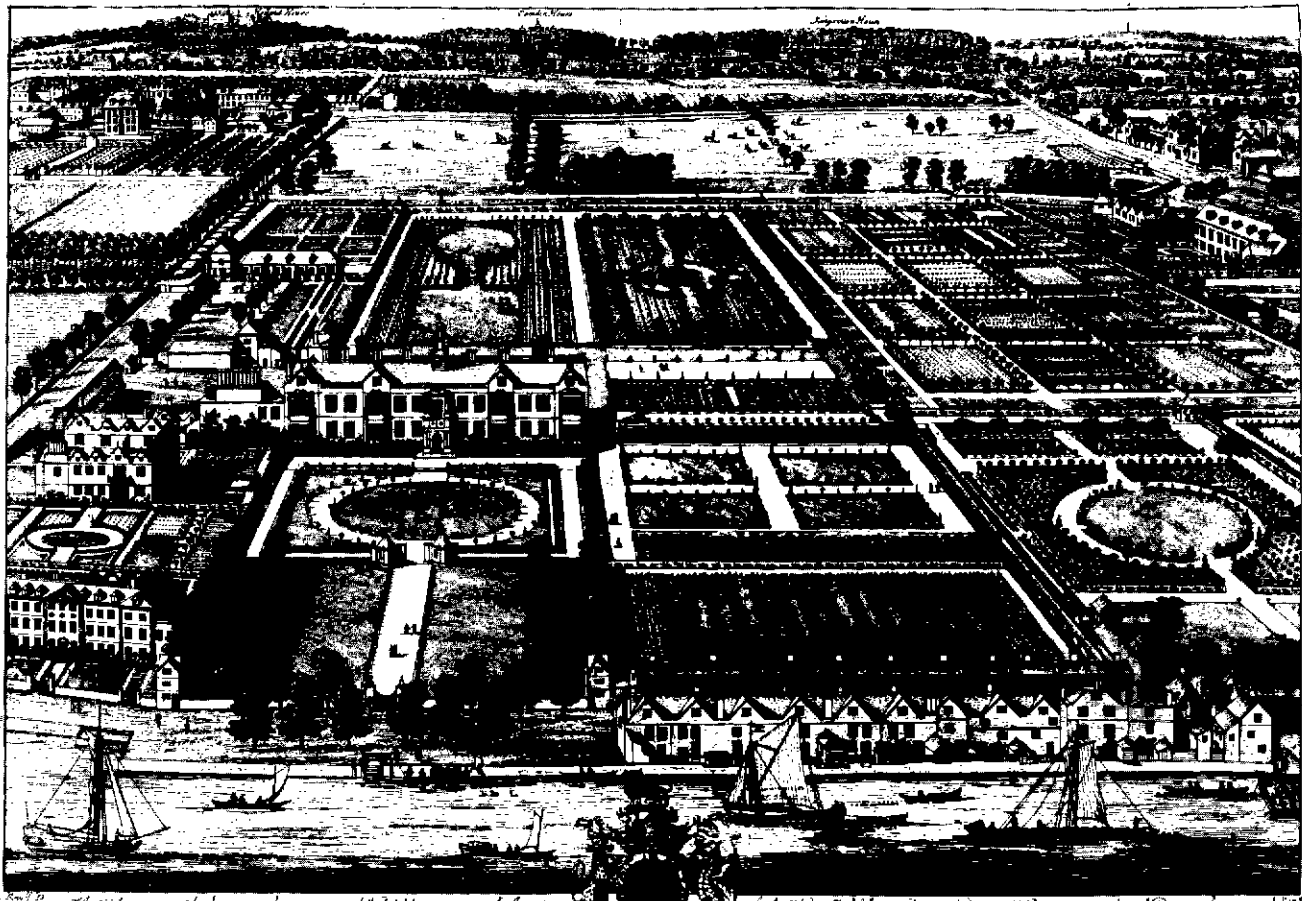
THE CHELSEA PARK/CARLYLE CONSERVATION AREA

Chelsea Park/Carlyle Conservation Area is attractive and architecturally fascinating, preserving much of its quiet residential character. In updating an earlier document to produce the latest in this series of Conservation Area Proposals Statements, the Council is underlining its commitment to the maintenance and enhancement of the residential character and function of the Royal Borough, reflecting the positive role town planning policies can play in this essential venture. This update is also a tribute to the continuing genuine dialogue with residents, amenity groups and other interested parties, whose contributions I gratefully acknowledge.

The Conservation Area is considerably larger than it was in 1979, reflecting the greater interest in conservation not only of the most important streets and houses but also of more ordinary locations which nevertheless constitute an important component of the familiar and cherished local scene.

Since the publication of the original Statement the Council has adopted a District-wide local plan and is well on the way to adopting its Unitary Development Plan. Though the planning context may have progressed, the essential characteristics of the Chelsea Park/Carlyle Conservation Area remain. I believe that this new Statement will assist in the preservation and enhancement of this distinctive part of the Royal Borough in future years.

Councillor Andrew W M Fane MA FCA
Chairman, Planning and Conservation Committee



The House at Chelsea in the County of Middlesex one of the Seats of Marquess & Earl of Worcester Baron Herbert of Cheshire Viscount of Devon

of the Most Noble & Potent Prince Henry Duke of Beaufort and Knights of the Most Noble Order of the Garter

STATUTORY BACKGROUND

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 obliges local authorities to determine which parts of their areas are of special architectural or historic interest and to designate them as conservation areas.

Once designated, councils are further obliged (Section 71) to formulate and publish proposals for their preservation and enhancement, to present such proposals for consideration at a public meeting in the Area and to have regard to any views expressed at the meeting concerning such proposals.

It is the general duty of the Council, in the exercise of its planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of its conservation areas (Section 72).

PLANNING BACKGROUND

The Council is committed by its Unitary

Development Plan to the preparation of Proposals Statements for conservation areas. The Plan contains general policies governing the control of development and, in particular, policies and standards regarding conservation, design and related matters.

The overall aim of the Plan is to "maintain and enhance the character and function of the Royal Borough as a residential area and to ensure its continuing role within the metropolitan area as an attractive place in which to live and work." Its policies include presumptions against the loss of permanent residential accommodation, the encroachment of inappropriate business activities and the loss of local services which support residential character. Therefore underlying this Conservation Area Proposals Statement is a continued resistance to any change of use from residential use in the Area and also to any change which damages residential amenity such as, for example, extra traffic generation.

In some cases the character or appearance of an area is so significant or fragile that preservation

"Kips View", c.1710: King's Road runs behind the gardens of Beaufort House with the dog-leg at the "Man in the Moon" visible on the left and what is now Old Church Street on the right. Beyond King's Road is the deer park which became Chelsea Park

only is appropriate. Elsewhere, working within the existing environmental context to produce new and appropriate solutions may enhance a conservation area.

The Plan provides that "each Statement identifies the characteristics which contribute to the special nature of the conservation area and includes guidance which ensures its preservation and enhancement. Guidelines for the design of new building work (including extensions and alterations to existing properties), as well as proposals for enhancement work to be carried out by the Council, are also included."

The Plan also indicates that "the Statements will set out detailed guidance to interpret and elaborate on development control policies set out in this plan. Such detailed guidance will be applied to all relevant planning applications." Comments in this Statement are therefore subsidiary to and should be read in the light of the Council's general restrictive policies as set out in the Unitary Development Plan.

THE PURPOSE AND FORMAT OF THE PROPOSALS STATEMENT

This document presents proposals for the preservation and enhancement of the Chelsea Park/Carlyle Conservation Area.

The purpose of this Proposals Statement is therefore threefold:

1. To identify the particular characteristics of the Area which justify its designation as a conservation area and which should be preserved or enhanced;
2. To provide guidance in respect of any proposed changes:
 - (a) to owners on appropriate action to preserve and enhance their buildings, including advice on changes for which no planning application is required;
 - (b) on the Council's likely response to applications for planning permission;
3. To identify works of improvement, enhancement or other initiatives which could be undertaken by the Council or other agencies.

The first two chapters describe the history of the Area and attempt to convey its present character and appeal. Further chapters set out the Council's policies and proposals for the preservation or enhancement of buildings and spaces in the Area. Unitary Development Plan policies quoted in this Statement are from the Plan as deposited in March 1992 and are printed in **BOLD CAPITALS**. Policies special to the Statement are in **bold type** and reinforce the provisions of the Unitary Development Plan or set out guidance on their detailed interpretation by the Council relative to this Conservation Area.

THE EXTENT OF THE CONSERVATION AREA

This Conservation Area has a particularly complicated history. Three separate areas were designated in 1971: while the designations of Elm Park Road and Elm Park Lane were combined in a major extension to produce Elm Park and Chelsea Park Conservation Area for which the Council produced a statement in 1979, Carlyle Square remained separate until its later incorporation into the Conservation Area as currently named. Two extensions in 1983 and 1989 took in frontages on the north side of King's Road, while Queen's Elm Square was added in 1985. Major extension in September 1991 has included Chelsea Square, Dovehouse Street and some Fulham Road properties.

PROCEDURE

The original Statement for Elm Park and Chelsea Park Conservation Area was prepared with the full involvement of residents, residents' associations and amenity societies and was adopted on 25 September 1979. The adoption of the Council's District Plan in 1982, the incorporation of Carlyle Square Conservation Area and boundary alterations since have combined to limit the relevance of the original Statement.

This Statement for Chelsea Park/Carlyle Conservation Area has been produced under the direction of Mary Dent, Executive Director of Planning and Conservation, by the Council's Consultants, McCoy Associates, in liaison with The Chelsea Society, local residents groups and interested parties. The Public Meeting to consider this Statement was held in Chelsea Old Town Hall on 15th July 1992.

The Statement was written, illustrated and designed by Geoffrey Huntingford BSc(Hons) MRTPI.

Except where credited, historical maps and illustrations were produced by the Council's photographers from originals kindly made available by Chelsea Local Studies Library. The assistance of the Council's Local Studies Librarians with the text and illustration of the Historical Development chapter is gratefully acknowledged.

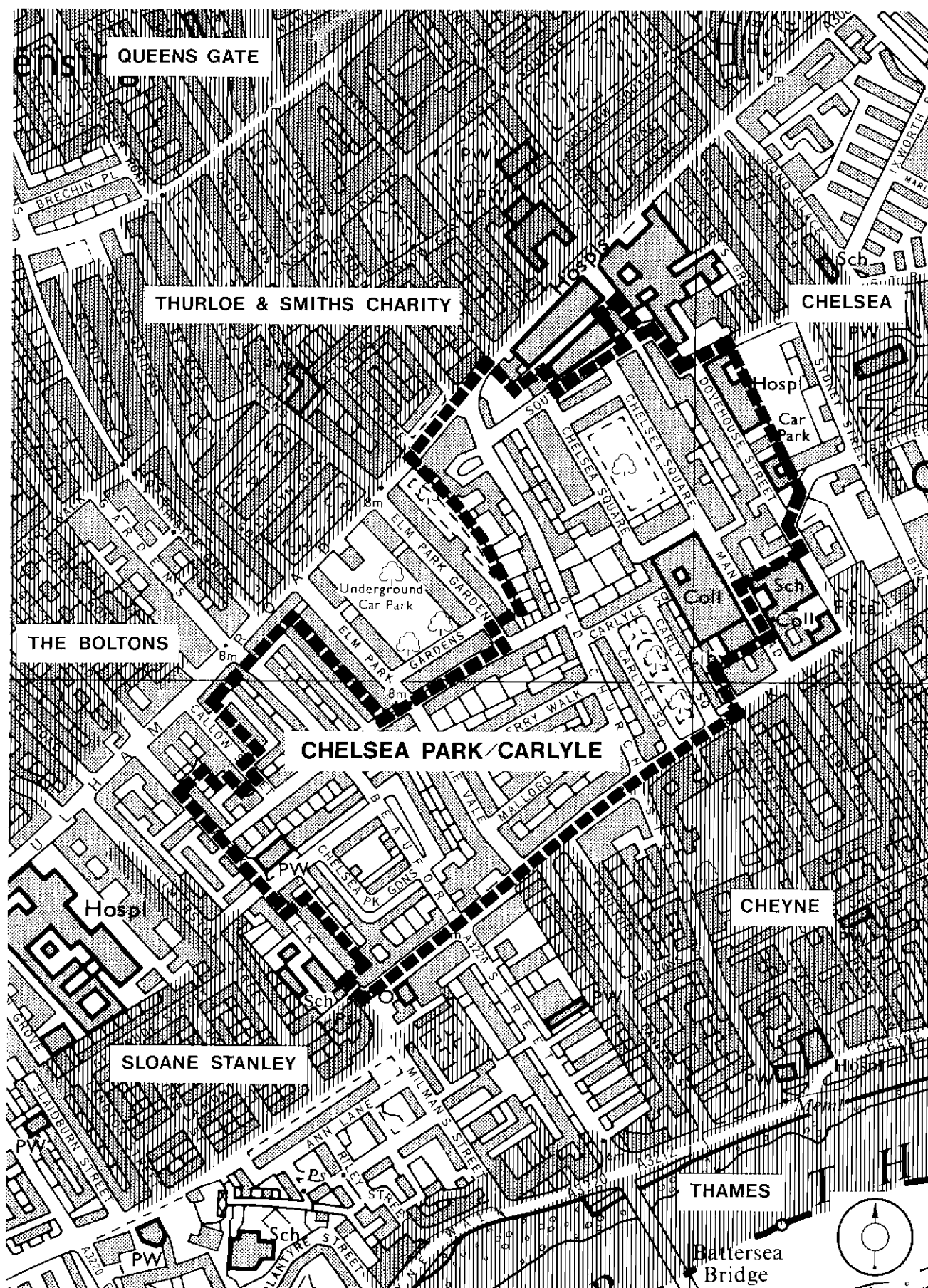
The map on the cover is an extract from Greenwood's map of 1830.



THIS PROPOSALS STATEMENT WAS ADOPTED BY THE PLANNING AND CONSERVATION COMMITTEE ON 28 SEPTEMBER 1992.

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THE CONSERVATION AREA IN ITS SETTING

HISTORY



The origins of what is now Chelsea Park/Carlyle Conservation Area can be found in the popularity of the little village of Chelsea. By the beginning of the 17th century the village and its church had been augmented by a number of grand houses, among them King Henry VIII's manor house at the east end of Cheyne Walk and Beaufort House, once the home of Sir Thomas More. As the century progressed, more and more dwellings sprang up along the river and also inland, notably northwards up Church Lane (now Old Church Street) to the Rose Tavern on the King's Road to Chelsea and northwestwards across the King's Road along Lovers' Walk to the 'Goat in Boots' on "the road from Little Chelsea to Knightsbridge", now Fulham Road. Church Lane itself continued northwards along 'Duke's Walk' to the Queen's Elm under which Queen Elizabeth I is reputed to have sheltered from the rain with Lord Burghley. Whatever the truth of the story, the "Queen's Tree" was recorded in the Parish Books as early as 1586 when an arbour was planted around it, possibly the Nine Elms given as an address in Chelsea as late as 1805. Another lane connecting King's Road with Fulham Road was evident by the middle of the 18th century roughly where Dovehouse Street runs today.

Between Duke's Walk and Lovers' Walk were the 'Sand Hills' which had formed part of Sir Thomas More's Estate in the early 16th century. On James Hamilton's Map of Chelsea in 1664 the area was called Lord Wharton's Park. Lord Wharton gave up his property in 1714 and some four years later Chelsea Park, as the 'Sand Hills' came to be called, was purchased to form a mulberry garden by a company with a patent for the manufacture of raw silk. The climatic conditions and soil were apparently suitable for the planting of mulberry trees. The venture however proved unsuccessful,



RCHME

Camera Square, around 1910

as did another by a Flemish engraver, Christopher Le Blon, who set up a factory in the area for the purpose of weaving tapestries based on seven Raphael cartoons. These cartoons, which remain in Royal ownership, were put on display at the South Kensington Museum (now the Victoria and Albert Museum) in the middle of the last century and are still amongst the greatest treasures on view today.

Piece by piece Chelsea Park was cut away for building purposes. Park Walk was developed from Lovers' Walk in the latter part of the 18th century, Camera Square and its surrounding area in the early part of the 19th century.

The area in the early years of the 19th century had several places of vice and intrigue. Camera Square is referred to in relation to an "amusing account of permissive Chelsea during the 1830s". Apparently one citizen wrote to the local press complaining about 'a heavy headed debaucher' named Old Chambers:

"... this obscene old wretch is in the habit of bringing home five or six women who he hires at two shillings and sixpence per head per night who all and everyone of them strip, chemises and all, and dance and revel until the morning's dawn with this old sinner".¹

125, 127 and 129 Old Church Street were apparently occupied as brothels and as clearing houses for the white slave traffic.

By the middle of the 19th century, Park Walk/Lovers' Walk had "degenerated into Twopenny Walk ... After dark from its retirement



King's Road, near Beaufort Street



King's Road, opposite Paultons Square