A detailed street map of Hammersmith and Fulham, London. A thick red line outlines a specific area, likely a proposed electoral ward. The map shows a dense network of streets, with the River Thames flowing through the lower portion. A large blue area, possibly a park or reservoir, is visible in the lower-left quadrant. The text is overlaid on an orange background in the top right corner.

2019 Electoral Review of
Hammersmith and Fulham

Labour Group submission

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Introduction

The 2019 electoral review of Hammersmith and Fulham is the third to take place since the borough was founded in 1965.

Since the last review in 1999 - which came into effect in the 2002 council elections - the population and electorate have grown rapidly in parts of our borough, and more slowly elsewhere. That has led to some imbalances in the numbers of voters each councillor represents.

By 2025, with some large housing developments being built and occupied in specific places - most notably in Shepherd's Bush, Sands End and on the Earls Court 2 site in West Kensington - that imbalance will worsen. Parts of the borough will have more councillors than they deserve (over-representation), and others fewer (under-representation). This is unfair - and the principal objective of this review is to correct that unfairness because the founding tenet of any democracy is that everyone is represented equally.

The 1999 review

This review is also an opportunity to address some problems we believe were created at the last review. Things have changed a great deal since then, both in our borough and in the way the Commission conducts its reviews, and the relative emphasis it places on each of its criteria.

At the time of the last review the government wanted to introduce annual elections for London councillors. The Commission was so instructed to come up with a pattern of uniform 3-member wards. Such large wards are the norm in outer London but in Hammersmith and Fulham prior to 2002 we had just four 3-member wards and nineteen 2-member wards. It was not the norm for us.

Near-uniform 3-member wards (the Commission chose to retain two 2-member wards despite the government's direction) do not best serve a geographically small, but population heavy borough like ours. Its character is one of small, independent and distinct communities nestled up against each other. The blunt instrument of 3-member wards not only fused together some communities that had

nothing in common with others, but in some cases split them in half.

You can see that in, for example, the Fulham ward of Avonmore being merged with the Hammersmith ward of Brook Green across the Hammersmith Road which is a major physical boundary. Hurlingham got split in half. The community around Wendell Park in the north west of the borough was divided down the back gardens of homes in Wendell Road. Uxbridge Road - another major boundary, was crossed. An east-facing Fulham Broadway community was bolted on to the ward covering the historic development of Fulham Town in the west of Fulham.

We talk more about the physical boundaries and the communities of interest in our borough in the next chapter of this submission.

Council size

Another issue with the last review (fortunately resolved in time for this one) is that, in 1999, determining the number of councillors the borough would have and drawing the ward boundaries they would represent had to be done simultaneously.

At the time, Hammersmith and Fulham had fifty councillors. Fifty not being divisible by three (councillors per ward) our council's size had to change. But to what number? We proposed 45 councillors - and submitted a pattern of wards for that size; the opposition proposed 51 and did likewise. We ended up with 46 and a borough-wide warding pattern no one expected.

We are grateful that the decision on council size is now separate from the consultation on ward boundaries and that the borough will, from 2022, be represented by fifty councillors once more.

Fifty councillors provides more flexibility in drawing wards; in enabling councillors to better represent their communities; in better respecting physical boundaries throughout our borough; and in ensuring that every part of the borough is at least as well represented come the next election in 2022 as it is now.

Numbers of councillors per ward

Now that the spectre of annual elections has passed, so too has the straight-jacket of uniform 3-member wards. We are able to put forward a mix of wards that best serve our communities. We appreciate that for many who've grown up or moved in during the time since the 1999 review, 3-member wards are normal. But as we explained above: it is a new normal. We believe we were better served by a more varied mix of wards and that we will be better served returning to that situation.

Here's what the Commission says about this in its own guidance:

"Where a council holds whole-council elections every four years (this includes all county councils and London boroughs), the Commission is able to propose any pattern of wards or divisions that it believes best meets its statutory criteria. This is usually a mixture of single-, two- and three-member wards or divisions."

Boroughs that have undergone ward boundary reviews before us, since 2002, have emerged with much more varied outcomes:

- **Barnet** - its new wards are not finalised but the Commission's initial view is that it should have fourteen 3-member wards, ten 2-member wards and one single-member ward
- **Bexley** - eleven 3-member wards, six 2-member wards
- **Croydon** - fifteen 3-member wards, thirteen 2-member wards and one single-member ward
- **Harrow** - also not finalised but eleven 3-member wards and eleven 2-member wards proposed
- **Hillingdon** - twelve 3-member ward, eight 2-member wards and one single-member ward
- **Tower Hamlets** - seven 3-member wards, eleven 2-member wards and two single-member wards

Our nearest neighbour, Kensington and Chelsea, also has a mix of mainly 3-, but some 2-member wards, though it

has so much smaller an electorate that their 3-member wards are not much larger than our 2-member wards will be. We put these examples in not because we are arguing that because other boroughs are diversifying we must too, but simply to show that there is nothing especially radical, unique or unprecedented in the pattern of wards we're proposing. It is the current pattern of wards that was radical, unique and unprecedented.

Our submission

Our approach to this electoral review is to make ready use of the freedom granted by a more diverse warding pattern to better represent the communities of an equally diverse borough.

Having read several of the formal submissions made by councils and political parties in other reviews of London Boroughs, our proposal - this proposal - focuses more deeply on how our borough came into existence. The past is not just prelude: understanding how the communities that enrich our borough came about; how boundaries divide them and links unite them - is to be able to draw wards which local people can then better represent as councillors.

We will show how we apply the three core criteria of an electoral review:

- **Delivering electoral equality** - that is ensuring that, as closely as possible, each councillor represents the same number of electors
- **Reflecting the interests and identities of local communities** - trying to build wards with boundaries that make sense and which unify communities
- **Delivering effective and convenient local government to each of our proposed wards** - abandoning the "one size fits all" approach and addressing the representational needs of each community

In terms of electoral equality, on a fifty seat council six of the current wards have an electoral imbalance greater than 10% of the electoral quota today; and by 2025 three of these wards will have an imbalance in excess of 30%.

By comparison, our proposed wards are all within 10% of the electoral quota by 2025 and fifteen of our twenty two wards are within 5% of it.

In some ways the two further criteria: reflecting the interests and identities of local communities and delivering effective and convenient local government, are two sides of the same coin, especially in a densely populated, central London borough like ours.

But that third criterion is about more: for example, it is about whether a community is best represented by one, two, or three councillors. It's about whether the council's corporate objectives in respect of the work its councillors do in their communities - for example, our council's proposed establishment of ward panels - are best achieved with the wards we propose.

We are a bold council with big ambitions for our borough and whose councillors - regardless of their party affiliation, want the best for the neighbourhoods they both serve and live in. There is nothing to fear - absolutely nothing - from doing things differently if that better enables our councillors to do their jobs.

Councillors may be used to serving in 3-member wards, and for some councillors having the support of two colleagues in each ward is something of a safety blanket. But ward patterns do not exist to serve the best interests of councillors; they exist to serve the best interests of their constituents. That is the very definition of convenient and effective local government.

If that means councillors ultimately end up serving in one-, two- or three-member wards, provided that they each represent roughly the same number of constituents there should be no consequential impact on their capacity to best serve their constituents. It will come down to their personal organisation, capacity and motivation.

We have divided our submission on warding patterns into five chapters: Shepherd's Bush and the north of the borough; Hammersmith; West Fulham; East Fulham; and Sands End. Each of these areas we believe is distinct from each other. Each has a different character. Each developed differently, and at different points in the borough's history.

Wherever possible our submission has used the middle of roads or railway tracks as boundaries. While we acknowledge that there is some merit to the argument that keeping both sides of residential streets together in the same ward helps those residents work out which electoral division they are in, used excessively such boundaries come to look "dodgy" even if they are not. Again, Avonmore and Brook Green is an example of back garden boundaries being taken to an extreme and ending up looking faintly ridiculous. Preferable, in our view to have clean, decisive, understandable and straight boundaries rather than bent ones.

In summary, we are recommending a mixed pattern of seven 3-member wards; fourteen 2-member wards and one single-member ward: a total of twenty two wards.

- Of these wards, fourteen have an electoral variance within 10% of the electoral quota today whilst seven are beyond 10% - three beyond 20% - of it
- By 2025, all of our proposed wards fall within 10% of the electoral quota - and seventeen of the twenty two are projected to have a variance of less than 5%. Of the remaining five, four are within 6%.

This compares with the existing wards in Hammersmith and Fulham (applying the quota for 50 councillors):

- Currently six of the sixteen wards have an electoral variance greater than 10%, with two above 20%
- By 2025, five of the current wards are projected to have an electoral variance greater than 10% with four greater than 20% and College Park and Old Oak forecast to be 57% above the electoral quota

In achieving what we believe are exceptional levels of electoral equality we have also been able, due to the council increasing in size, to ensure that no part of the borough loses representation (which would not have been the case with 46 councillors), to propose clear, sensible boundaries, to reunite communities divided by the current wards, and to ensure that we have wards residents understand and which ensure the council can progress with its exciting, radical agenda for better engaging the borough with the challenges and opportunities that lie ahead for us.

A note on the accompanying video presentations

We have produced a set of video presentations to assist the commission understand our ward boundary proposals. These comprise a mix of graphics looking at the neighbourhoods within the wards in greater detail than in this written submission; a Google Streetview tour of the areas, because it's very much more helpful to understand a proposal if you can actually see the area in question and where and why the actual ward boundaries are proposed.

They are narrated by Adam Gray, a former Hammersmith and Fulham councillor.

There are presentations for the whole borough as follows:

- Addison and Brook Green ward
- Avonmore ward
- College Park and Old Oak ward
- Coningham ward and Shepherd's Bush Green ward
- Fulham Reach ward
- Fulham Town ward
- Grove ward and Ravenscourt ward
- Hammersmith Broadway ward
- Lillie ward and Walham Green ward
- Munster ward
- Palace ward
- Parson's Green and Sandford ward
- Sands End and Sands End Riverside ward
- West Kensington ward
- White City ward and Wormholt ward

There are two reasons that some of these presentations cover one ward, and others two.

Some of our proposals mark a departure from the current warding pattern - for example Wendell Park ward; currently divided between Askew and Ravenscourt Park wards. While there are knock-on effects from the decisions made in respect of Wendell Park - in that case in respect of our proposed Coningham and Shepherd's Bush Green wards, they are limited: the rest of that area is entitled to five councillors and there are only two ways the remaining wards can be decided.

The other reason is simply that a ward may end up being not part of a pair and not all that radically altered (for example, our proposed West Kensington or Parson's Green and Sandford) but we nonetheless still wanted to give you an idea of why those wards are drawn as they are: the neighbourhoods they cover and how they orient themselves within the wider area.

The other advantage of these presentations is that, in a way, they let you see the workings out that we did, that don't necessarily make it into this document. They show options we considered and rejected - and why we rejected them. They look at things from a perspective different to that which you might glean from this submission. And they showcase some parts of the borough that you may well miss, even in the visits you make here when evaluating your draft recommendations.

These aren't the most spectacularly edited presentations you'll ever see, but we hope they do add some value to your decision-making in respect of the future warding pattern in Hammersmith and Fulham.

Map of our proposals for Hammersmith and Fulham

figures indicate the number of councillors in each ward



Existing and proposed electoral arrangements

Existing wards (using the electoral quota for a 50 seat council)

Ward	No of cllrs	Elec 2019	Quota	Variance	Elec 2025	Quota	Variance
Addison	3	8,213	2,738	+8.1	8,641	2,880	+2.0
Askew	3	9,893	3,298	+30.2	10,222	3,407	+20.7
Avonmore and Brook Green	3	8,043	2,681	+5.8	8,428	2,809	-0.5
College Park and Old Oak	2	5,855	2,928	+15.6	8,881	4,441	+57.3
Fulham Broadway	3	8,018	2,673	+5.5	8,965	2,988	+5.8
Fulham Reach	3	8,036	2,679	+5.8	8,555	2,851	+0.9
Hammersmith Broadway	3	8,434	2,811	+11.0	8,915	2,972	5.3
Munster	3	7,560	2,520	-0.5	7,906	2,635	-6.7
North End	3	7,659	2,553	+0.8	9,259	3,086	+9.3
Palace Riverside	2	5,427	2,714	+7.1	5,635	2,817	-0.2
Parson's Green and Walham	3	7,353	2,451	-3.2	7,700	2,566	-9.1
Ravenscourt Park	3	7,824	2,608	+3.0	8,180	2,727	-3.4
Sands End	3	9,241	3,080	+21.6	11,080	3,693	+30.8
Shepherd's Bush Green	3	8,400	2,800	+10.5	11,261	3,754	+33.0
Town	3	7,574	2,525	-0.3	7,937	2,646	-6.3
Wormholt and White City	3	9,120	3,040	+20.0	9,607	3,202	+13.4
Borough	46	126,650	2,533	-	141,172	2,823	-

Our proposed wards

Ward	No of cllrs	Elec 2019	Quota	Variance	Elec 2025	Quota	Variance
Addison	2	5,678	2,839	+12.1	5,957	2,979	-5.5
Avonmore	2	5,315	2,658	+4.9	5,576	2,788	-1.2
Brook Green	2	5,794	2,897	+14.4	6,103	3,051	+8.1
College Park and Old Oak	3	5,544	1,848	-27.0	8,572	2,857	+1.2
Coningham	3	7,767	2,589	+2.2	8,023	2,674	-5.3
Fulham Reach	3	8,421	2,807	+10.8	8,935	2,978	+5.5
Fulham Town	3	8,366	2,788	+10.1	8,760	2,920	+3.4
Grove	2	5,196	2,598	+2.6	5,489	2,745	-2.8
Hammersmith Broadway	2	5,185	2,593	+2.4	5,443	2,721	-3.6
Lillie	2	4,808	2,404	-5.1	5,577	2,789	-1.2
Munster	2	5,475	2,737	+8.1	5,771	2,885	+2.2
Palace	2	5,682	2,841	+12.2	5,946	2,973	+5.3
Parson's Green and Sandford	2	5,460	2,730	+7.8	5,713	2,857	+1.2
Ravenscourt	2	5,069	2,535	0.0	5,403	2,701	-4.3
Sands End	3	7,688	2,563	+1.2	8,382	2,794	-1.0
Sands End Riverside	1	1,783	1,783	-29.6	2,863	2,863	+1.4
Shepherd's Bush Green	2	3,660	1,830	-27.8	5,485	2,743	-2.8
Walham Green	2	5,226	2,613	+3.1	5,451	2,725	-3.5
Wendell Park	2	5,407	2,704	+6.8	5,565	2,783	-1.4
West Kensington	3	6,862	2,287	-9.7	8,422	2,807	-0.6
White City	3	6,961	2,320	-8.4	8,135	2,712	-3.9
Wormholt	2	5,303	2,651	+4.7	5,600	2,800	-0.8
Borough	50	126,650	2,533	-	141,172	2,823	-

Detailed breakdown of proposed wards

Proposed ward	Existing ward	Polling District	2019	2025
Addison	Addison	ADA	1,856	1,937
2 councillors	Addison	ADB	2,118	2,240
	Addison	ADC (part)	1,472	1,533
	Shepherd's Bush Green	SBC (part)	232	247
		Total	5,678	5,957
Avonmore	Avonmore and Brook Green	ABC	2,842	2,990
2 councillors	Avonmore and Brook Green	ABD	2,473	2,586
		Total	5,315	5,576
Brook Green	Addison	ADC (part)	716	761
2 councillors	Addison	ADD	2,051	2,170
	Avonmore and Brook Green	ABA	1,715	1,799
	Avonmore and Brook Green	ABB	1,013	1,053
	Hammersmith Broadway	HBC (part)	318	321
		Total	5,794	6,103
College Park and Old Oak	College Park and Old Oak	CPA	853	875
3 councillors	College Park and Old Oak	CPC	2,451	3,104
	College Park and Old Oak	CPD	1,451	1,686
	College Park and Old Oak	CPE	789	829
	College Park and Old Oak	CPF (part)	0	2,078
		Total	5,544	8,572
Coningham	Askew	ASB (part)	2,499	2,598
3 councillors	Askew	ASC (part)	3,618	3,712
	Shepherd's Bush Green	SBB (part)	1,650	1,712
		Total	7,767	8,023
Fulham Reach	Fulham Reach	FRA (part)	1,164	1,396
3 councillors	Fulham Reach	FRB (part)	1,971	2,042
	Fulham Reach	FRC (part)	1,900	1,980
	Fulham Reach	FRD	1,837	1,895
	North End	NEC (part)	811	857
	Palace Riverside	PRA (part)	738	765
		Total	8,421	8,935
Fulham Town	Munster	MUB (part)	434	444
3 councillors	Munster	MUC (part)	815	858
	Munster	MUD	1,814	1,903
	Town	TWA	2,478	2,563
	Town	TWB (part)	2,825	2,992
		Total	8,366	8,760
Grove	Hammersmith Broadway	HBA	2,615	2,711
2 councillors	Hammersmith Broadway	HBB (part)	1,426	1,620
	Ravenscourt Park	RPC (part)	1,155	1,158
		Total	5,196	5,489

Detailed breakdown of proposed wards - continued

Proposed ward	Existing ward	Polling District	2019	2025
Hammersmith Broadway	Fulham Reach	FRA (part)	772	825
2 councillors	Fulham Reach	FRB (part)	368	387
	Hammersmith Broadway	HBB (part)	423	468
	Hammersmith Broadway	HBC (part)	1,221	1,262
	Hammersmith Broadway	HBD	2,401	2,501
		Total	5,185	5,443
Lillie	Fulham Broadway	FBA (part)	1,385	1,515
2 councillors	Fulham Broadway	FBB	3,094	3,727
	Fulham Broadway	FBC (part)	329	335
		Total	4,808	5,577
Munster	Fulham Broadway	FBA (part)	990	1,073
2 councillors	Munster	MUA	1,482	1,560
	Munster	MUB (part)	1,508	1,555
	Munster	MUC (part)	1,495	1,583
		Total	5,475	5,771
Palace	Fulham Reach	FRC (part)	10	10
2 councillors	Palace Riverside	PRA (part)	1,181	1,254
	Palace Riverside	PRB	2,090	2,166
	Palace Riverside	PRC	1,393	1,452
	Parson's Green and Walham	PGA (part)	1,008	1,064
		Total	5,682	5,946
Parson's Green and Sandford	Parson's Green and Walham	PGA (part)	48	50
	Parson's Green and Walham	PGB	2,626	2,765
2 councillors	Parson's Green and Walham	PGC (part)	1,559	1,627
	Parson's Green and Walham	PGD (part)	1,224	1,268
	Sands End	SED (part)	3	3
		Total	5,460	5,713
Ravenscourt	Hammersmith Broadway	HBB (part)	30	30
2 councillors	Ravenscourt Park	RPA (part)	1,036	1,049
	Ravenscourt Park	RPC (part)	1,195	1,191
	Ravenscourt Park	RPD	2,214	2,506
	Ravenscourt Park	RPE	594	627
		Total	5,069	5,403
Sands End	Parson's Green and Walham	PGD (part)	161	167
3 councillors	Sands End	SEA	1,406	1,460
	Sands End	SEB	2,537	3,064
	Sands End	SEC (part)	2,305	2,392
	Sands End	SED (part)	1,279	1,299
		Total	7,688	8,382
Sands End Riverside	Sands End	SEC (part)	495	845
1 councillor	Sands End	SED (part)	1,288	2,018
		Total	1,783	2,863

Detailed breakdown of proposed wards - continued

Proposed ward	Existing ward	Polling District	2019	2025
Shepherd's Bush Green	Shepherd's Bush Green	SBB (part)	1,069	1,119
2 councillors	Shepherd's Bush Green	SBC (part)	1,389	3,110
	Shepherd's Bush Green	SBD	1,202	1,256
		Total	3,660	5,485
Walham Green	Fulham Broadway	FBA (part)	52	55
2 councillors	Fulham Broadway	FBC (part)	2,179	2,258
	Town	TWB (part)	274	282
	Town	TWC	1,997	2,099
	Parson's Green and Walham	PGC (part)	724	757
		Total	5,226	5,451
Wendell Park	Askew	ASA	3,061	3,151
2 councillors	Askew	ASB (part)	474	522
	Askew	ASC (part)	241	246
	Ravenscourt Park	RPA (part)	1,631	1,646
		Total	5,407	5,565
West Kensington	Fulham Reach	FRB (part)	14	20
3 councillors	North End	NEA	3,265	3,368
	North End	NEB	1,221	2,606
	North End	NEC (part)	2,362	2,428
		Total	6,862	8,422
White City	College Park and Old Oak	CPF (part)	311	311
3 councillors	Shepherd's Bush Green	SBA	2,833	3,817
	Wormholt and White City	WWA (part)	442	457
	Wormholt and White City	WWB	3,315	3,486
	Wormholt and White City	WWC (part)	60	64
		Total	6,961	8,135
Wormholt	Wormholt and White City	WWA (part)	2,440	2,588
2 councillors	Wormholt and White City	WWC (part)	2,863	3,012
		Total	5,303	5,600

Boundaries and communities

Within densely-populated inner city boroughs like Hammersmith and Fulham the terms “natural” or “physical” boundaries assume entirely different meanings to disparate rural areas where geological features, motorways or railway mainlines dominate.

There are major roads and railways in our borough, of course, but all of them - even the most significant: the Westway, are crossed without grievous difficulty. The other feature of many of what we call physical boundaries in this borough is that sometimes they are and sometimes they are not. And, even where they are, sometimes they have to be crossed because not doing so would create wider than desirable departures from the electoral quota.

Sometimes part of a road can be a local shopping centre, or contain other focal points of the community: a hospital or youth club perhaps. In other parts there are clearly no commonalities between either side of it. Fulham Palace Road is such an example. A railway can be a boundary where it physically blocks people from getting from one side of it to the other, but where it runs either beneath the surface or on a viaduct high enough for vehicles and pedestrians to pass easily beneath it ceases to be a boundary. Both the district line through Fulham and the Hammersmith and City Line through Shepherd's Bush have stretches which are evidently boundaries and parts where they are either less significant, or not at all, boundaries.

The other side of the coin is communities of interest. The borough is divided into blocs of streets, sets of mansions or estates it would be less than ideal to divide. Some of these are less divisible than others - we suspect that you will not receive any proposal to draw a boundary through, say, Queens Club Gardens or the White City estate; yet there are also cohesive sets of streets that form a community which the electoral arithmetic may divide: the district of Hurlingham currently being split between Palace Riverside and Parson's Green and Walham; or the Starch Green area being divided just south of Wendell Road being two examples in our existing wards.

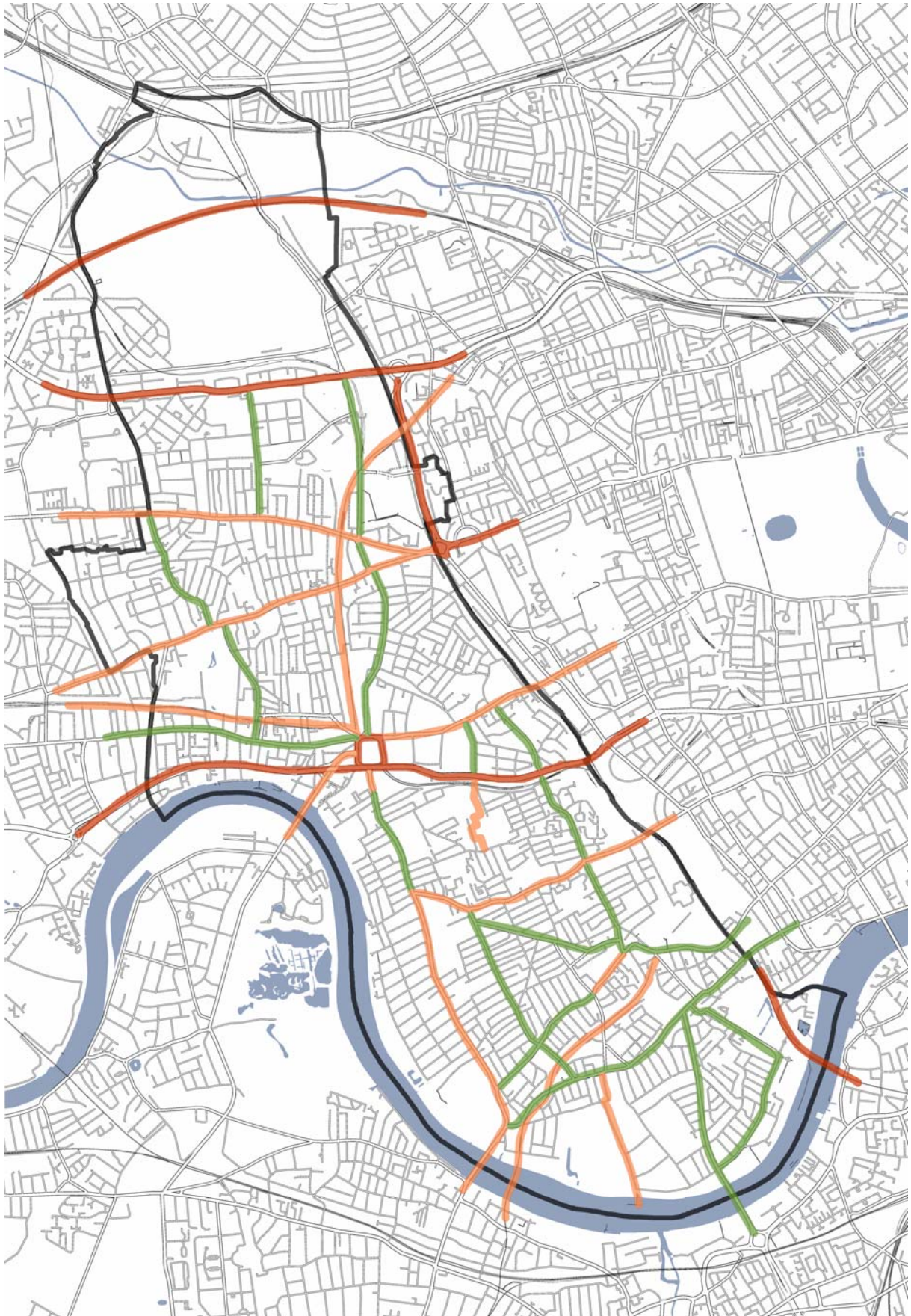
We have attempted to indicate on the map overleaf how we see our borough in terms of physical boundaries. The

problem with preparing such a map is that the more one looks at it, the more boundaries one sees. We have used a traffic light system to indicate how we see a hierarchy of local boundaries. We would hope there is widespread agreement on our red and amber boundaries at least.

The irony is that none of the most severe boundaries through the borough can be respected for their entire length, if at all. There are too few electors north of the Westway to merit a 3-member ward, and too many for a 2-member ward. The Edward Woods Estate in Shepherd's Bush is severed from the borough by the Great West Route but is contains only 1,250 voters, so has to be combined with other areas. The Lower Mall area of Hammersmith riverside is physically separated from areas to the north by the A4 but, with just over 600 electors, must be combined with them (or areas to the east, which it is also separate from). Just one small road beneath the West London Line connects Chelsea Harbour to Fulham; yet connected it must be.

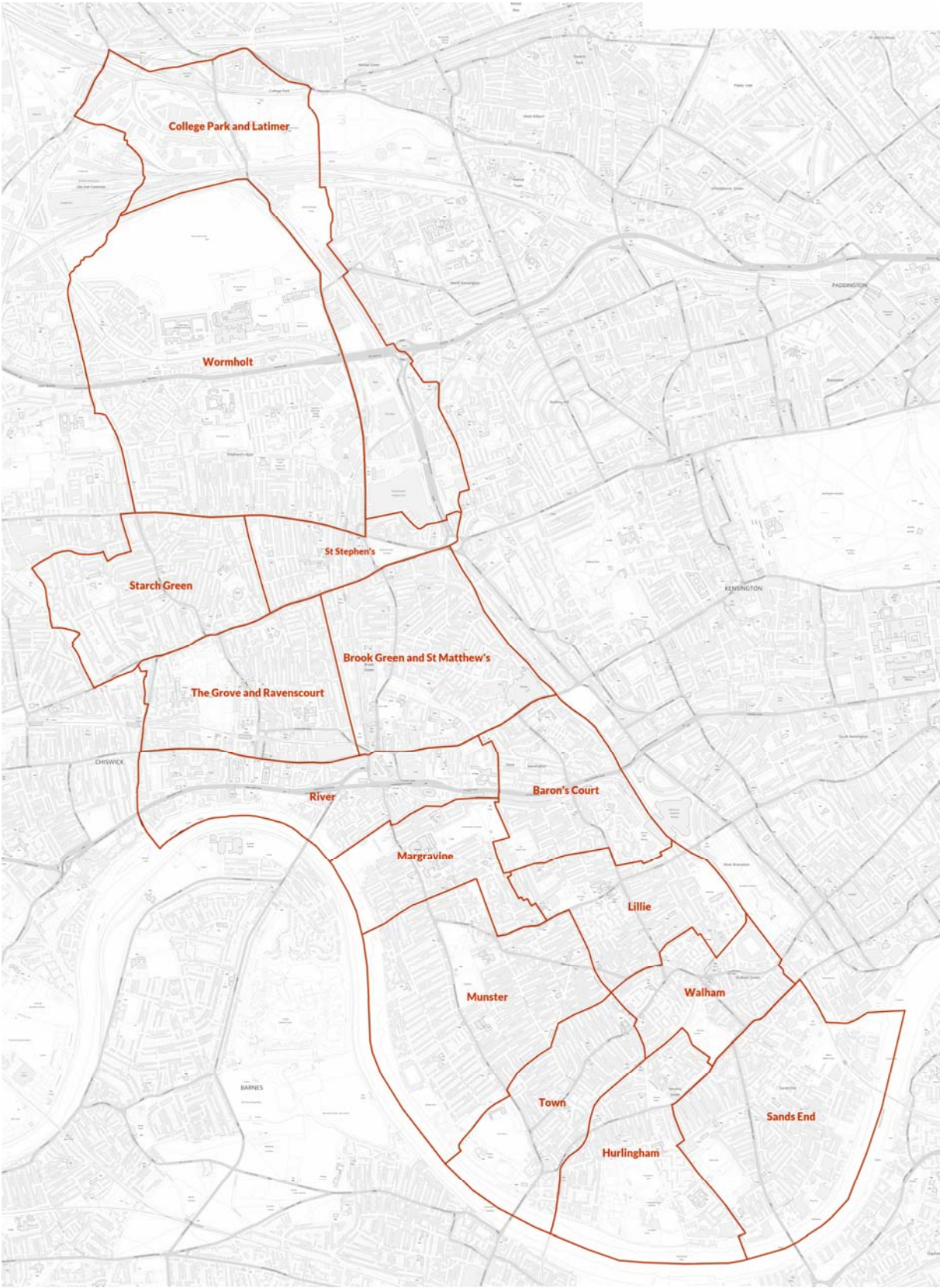
If we are obliged to ignore - at least in places - the most hostile physical boundaries through our borough, why should we pay any attention to any boundaries at all? Why not just draw a line whenever enough electors are one side of it to meet the criteria? Our answer is that boundaries still matter: people live in communities, communities have boundaries and it is better wherever possible to respect those boundaries than to ignore them. But we return to our earlier assertion, most relevant to these “amber” boundaries: sometimes they are boundaries, sometimes they aren't.

The green set are roads that can either be regarded as boundaries or centres of the community. They may be roads that have been used previously as ward boundaries, or are simply significant roads or other divides that have never been used as local boundaries. This map does not cover every potential boundary and is not definitive; nor are these all boundaries we propose using. However, we hope the map might help inform the commission and act as a starting point to understanding some of our proposals.

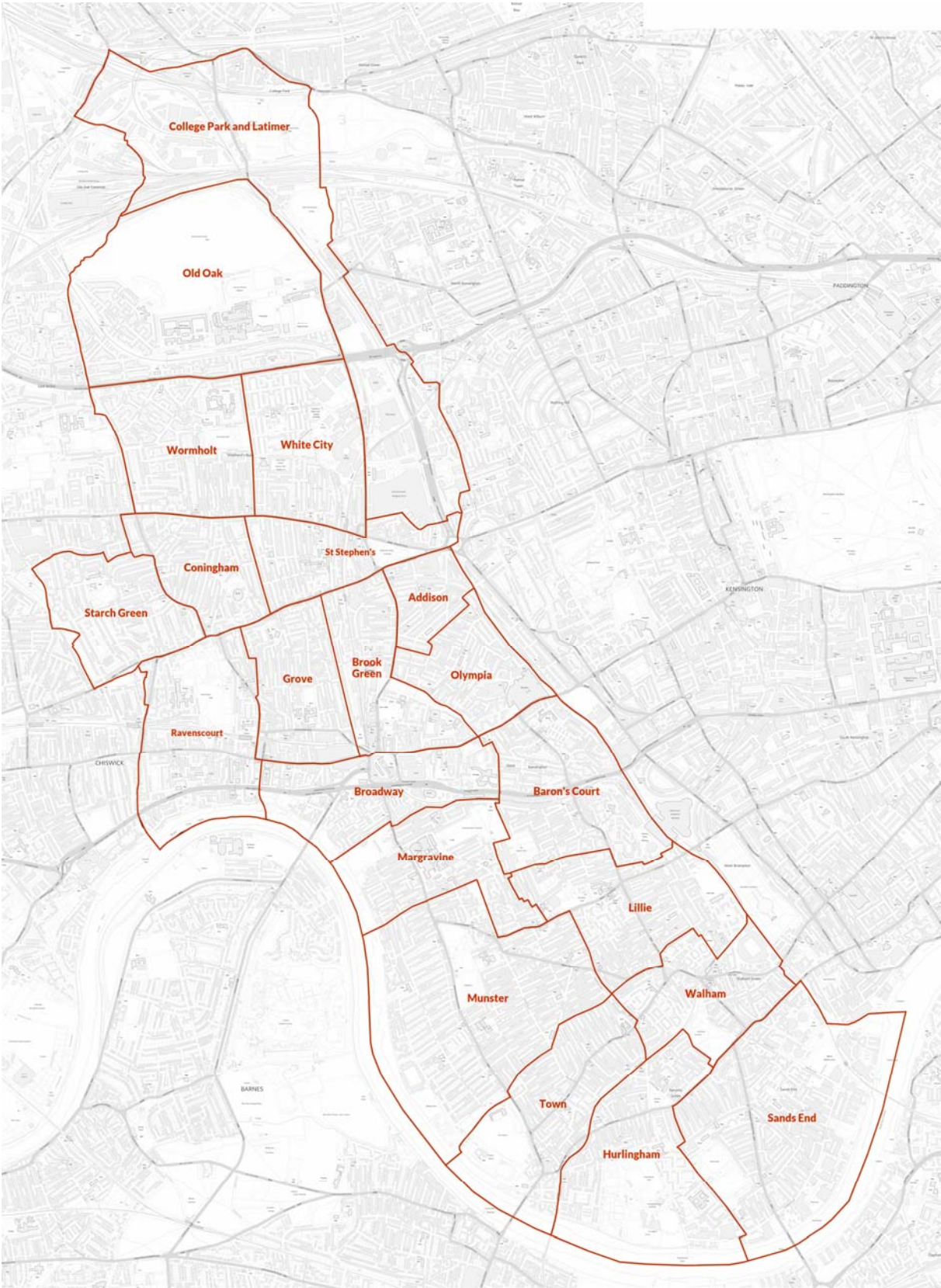


Boundaries within Hammersmith and Fulham

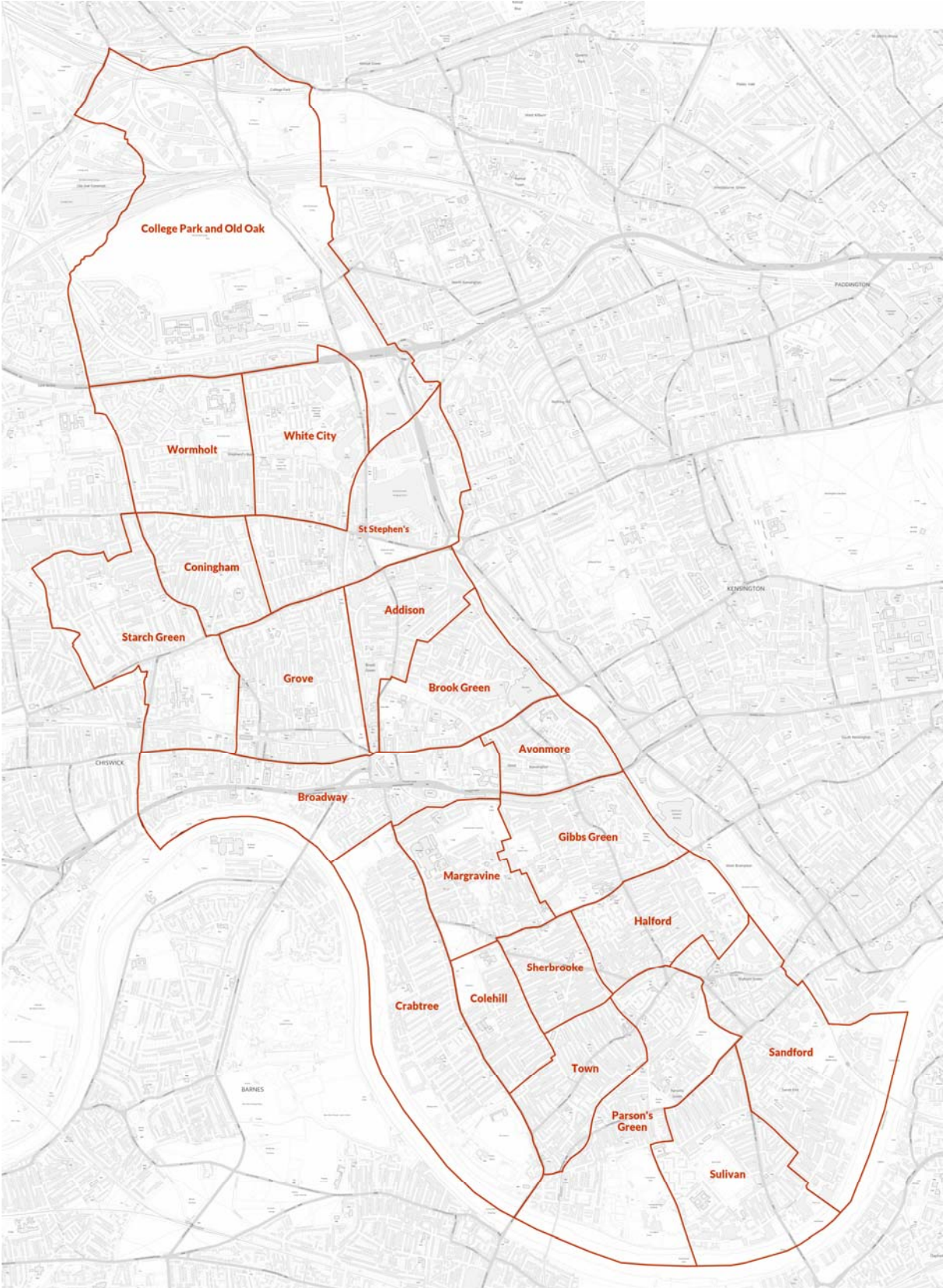
Historical ward boundaries in the borough 1900-1956



Historical ward boundaries in the borough 1956-1964

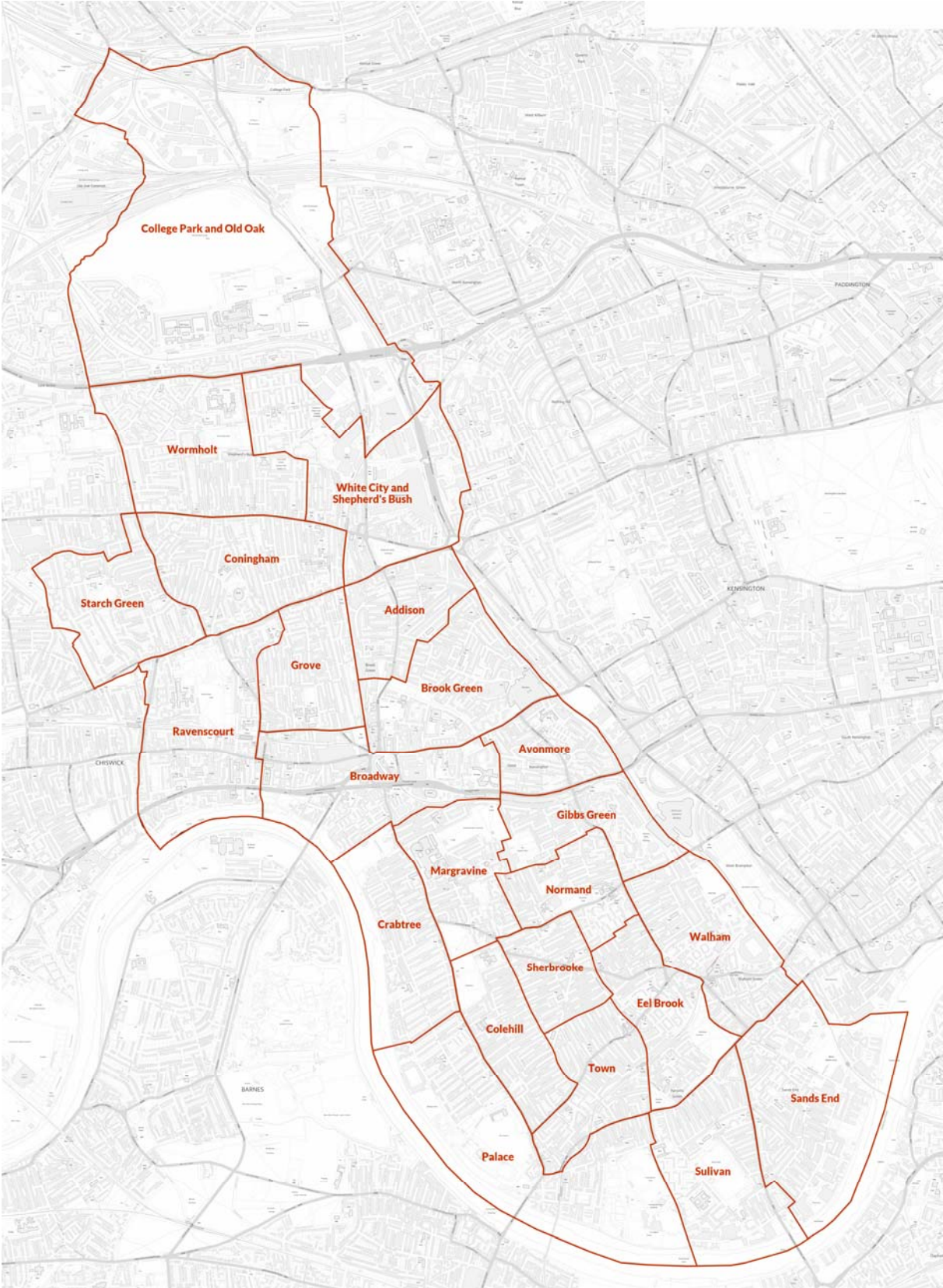


Historical ward boundaries in the borough 1964-1978

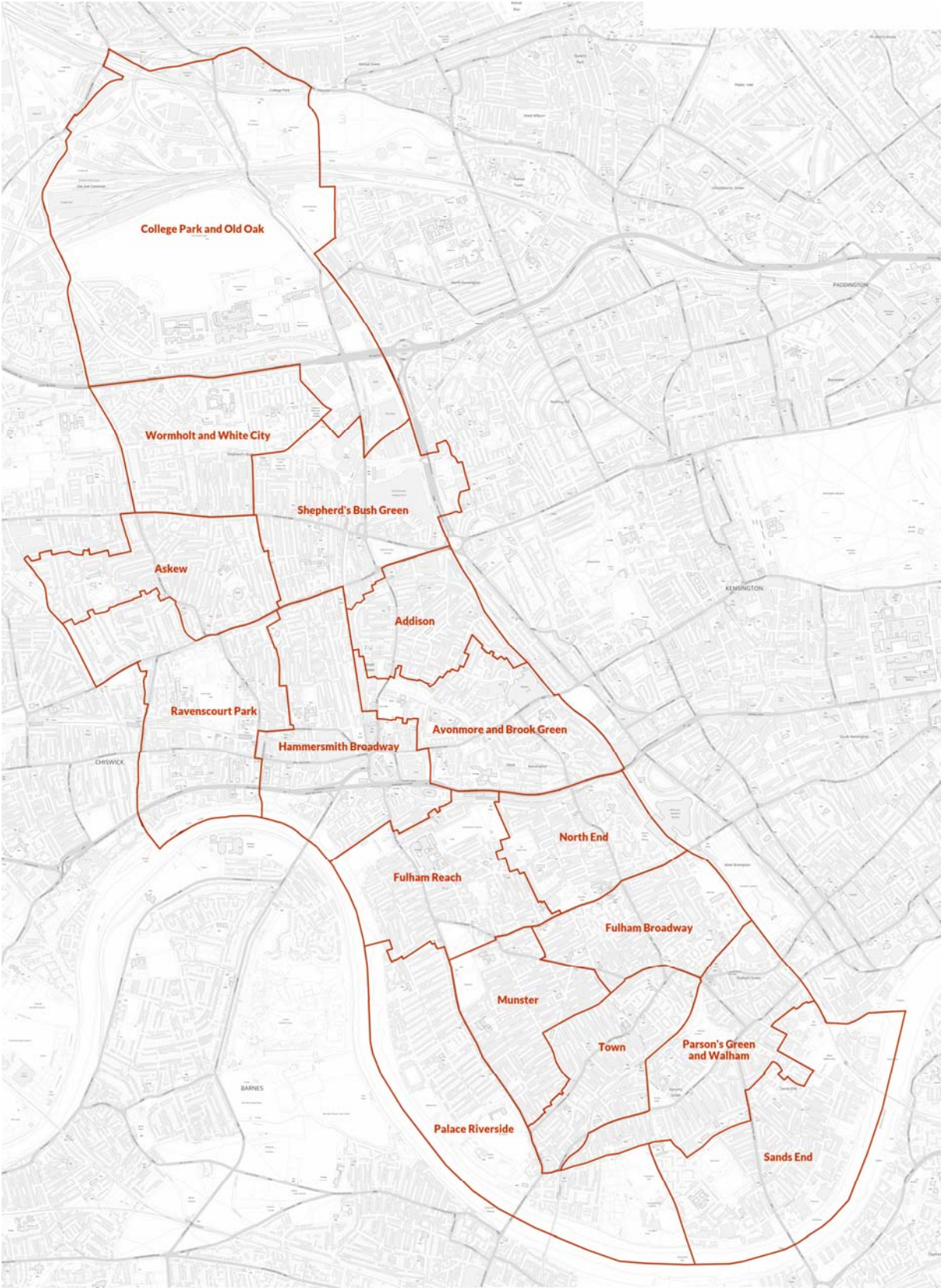


Historical ward boundaries in the borough 1978-2002

NB Borough boundaries changed between the 1994 and 1998 elections to those shown in the 2002-2022 map



Historical ward boundaries in the borough 2002-2022



Shepherd's Bush and the north of the borough

Comprising the current wards of Askew, College Park and Old Oak, Wormholt and White City; almost all of Shepherd's Bush Green and a minority of Ravenscourt Park

For our purposes Shepherd's Bush and the north of the borough describes the area north of Goldhawk Road (and Stamford Brook Road in the far west). Goldhawk Road is one of the more significant physical boundaries in the borough: it is a four lane road and the communities north and south of it are different. Until 2002 its entire length was used as a boundary between wards; today most of it is, apart from in the west plus a small deviation immediately east of Goldhawk Road tube station.

On our definition of this area, there are projected to be 40,893 electors here by 2025 entitling the area to representation by 14.6 councillors. That compares to its current representation on a 46 seat council of 12 councillors.

There are definable sub-areas here. The area north of the Westway is one - covered by just one ward, College Park and Old Oak. This area has two councillors but will be entitled to three.

The area between the Westway and Uxbridge Road plus the Hammersmith & City Line is a second: it currently has four councillors (counting one of the Shepherd's Bush Green councillors for the SBA polling district in this area) but will be entitled to five.

The band of Shepherd's Bush between Uxbridge Road and Goldhawk Road, from Emlyn Road in the west to the Edward Woods Estate in the east, is a third: currently with six councillors (counting one of the Ravenscourt Park councillors for the area of that ward in W12) but entitled to seven.

Therefore our proposals here provide for fifteen councillors representing the north of the borough.

College Park and Old Oak

Any electoral review of Hammersmith and Fulham surely has to commence in the north of the borough. A review can be begun anywhere one likes but in our borough commencing somewhere other than the isolated north is far more likely to result in a pattern that makes no sense by the time you reach the very limited warding options available here.

This is because College Park and Old Oak is geographically unique. On three sides its boundaries are the borough boundary. It covers a vast (for inner London) and diffuse area with substantial physical boundaries segmenting its communities: Wormwood Scrubs; the Old Oak railway sidings and Paddington mainline; the Grand Union Canal; the Hythe Road industrial park and St Mary's Cemetery are simply the most consequential.

College Park and Old Oak also has the most significant physical boundary in the borough running to its south: the Westway (A40). In an ideal world, this would be the ward boundary from Acton in the west to Kensington in the east. But the ward's electorate does not make such a boundary entirely possible - it never has.



The Westway. Even though (or perhaps because) the elevated section doesn't begin until the tower visible in the distance, the A40 is the most physical boundary in the borough

Prior to the borough being founded in 1965, this area was covered by two wards: Old Oak, essentially covering the west of the ward south of the Grand Union Canal; and a long awkward ward running down Scrubs Lane called College Park and Latimer. The reference to Latimer was to a population-heavy chunk of land now transferred to Kensington and Chelsea around Latimer Road and beyond the Edward Woods Estate. This ward ran right down to Shepherd's Bush Green, so three miles in length, but barely fifty metres wide at several points.

These two wards were combined on boundaries approximating the current ones when Hammersmith and Fulham was founded; the Wood Lane estate being added in the review prior to 1978. There have been no boundary changes since.

For the 2000 review, because we were briefed to prepare a submission of uniform 3-member wards, we submitted a plan crossing the Westway in the west - putting the twin garden estates of Old Oak and Wormholt together in the same ward. This was an unlovely proposal but the least bad way, we believed, to meet the criteria set for us.



The Central Line tube, shown here as it passes over Du Cane Road, is another physical barrier separating the area sandwiched between it and the Westway.

In the event the Commission chose to reduce the ward's representation to two councillors and leave its boundaries unchanged rather than breach the Westway. Yet it was still breached - in the east - where the elevated section of the A40 commences and Wood Lane slips beneath it.

Today the same challenges present themselves. Despite heavy projected population growth, there are too few electors entirely north of the Westway to justify a three-member ward; and too many to justify

two councillors. Or at least there were on a 46-member council. With 50 seats the electoral quota becomes more helpful here.

We believe that there remains no justification for breaching the Westway anywhere along its length except at Wood Lane: there are no north-south vehicle crossings anywhere else apart from at Old Oak Common Lane on the far western borough boundary and whatever historical links exist between the communities either side of the A40, the widening of this road in the 1950s made this so significant a boundary it is respected as a ward boundary not just in our borough but in neighbouring Kensington and Chelsea and, to an extent, in Westminster as well.



Google street view capture of Wood Lane as it passes beneath the elevated section of the Westway. This is the only point other than at the western borough boundary at Old Oak Common Lane where vehicles can cross the Westway.

That being so, there are only two boundary options available. Either some electors north of the Westway have to be removed so that the ward remains of an appropriate size for two councillors; or it continues to take in some territory south of the Westway to justify three.



Eynham Road facing south towards the Imperial College campus. Eynham is the largest of the cluster of residential streets between Wood Lane and the West London Line borough boundary.

There is a way to remove electors from College Park and Old Oak: the area bordered by North Pole Road to the north; Wood Lane to the west; the Westway to the south and the borough boundary to the east could be moved out of the ward. This area comprises five terraced streets and the newly-built northern section of Imperial College's Wood Lane campus, including the tower block beside the Westway called GradPad - student accommodation.

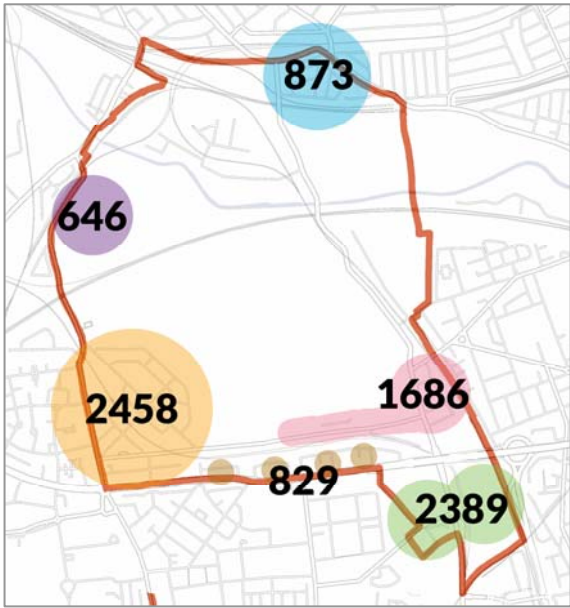
However, we oppose this option. College Park and Old Oak is a ward of disparate and somewhat isolated communities dotted around Wormwood Scrubs, tenuously linked because there is no other option:

- College Park on the borough boundary with Harlesden and Kensal Green
- a small string of properties down Old Oak Common Lane up near Willesden Junction and Vale Royal
- the Old Oak estate nestling on the edge of East Acton
- a thin band of crescents and cul de sacs sandwiched between the Westway and the Central Line
- Du Cane Road, with Wormwood Scrubs Prison, the Hammersmith Hospital and another new section of the Imperial College campus
- Woodman's Mews off Scrubs Lane - linked to the section of Wood Lane we are currently discussing

Extracting this cluster of streets cannot do other than unbalance the ward: in terms of population it would leave less than a thousand residents on its eastern side. While we have no doubt its councillors would continue to strive to represent the whole ward, it is inevitable that their focus will be drawn to the issues and concerns of those in the west and south.

We believe this to be the more aggressive, radical option. There is a far less traumatic change, given the area's projected electorate growth, which we propose.

On a 50 member council the ward's electorate by 2025 will be almost perfect for a three-member ward. We propose a minor change to the ward's boundary



How the projected electorate in College Park and Old Oak is distributed

south of the Westway: transferring the Wood Lane estate: a small council estate immediately above the former BBC Television Centre, out of the ward and making Wood Lane, between the Westway and the Hammersmith and City Line, the new ward boundary.

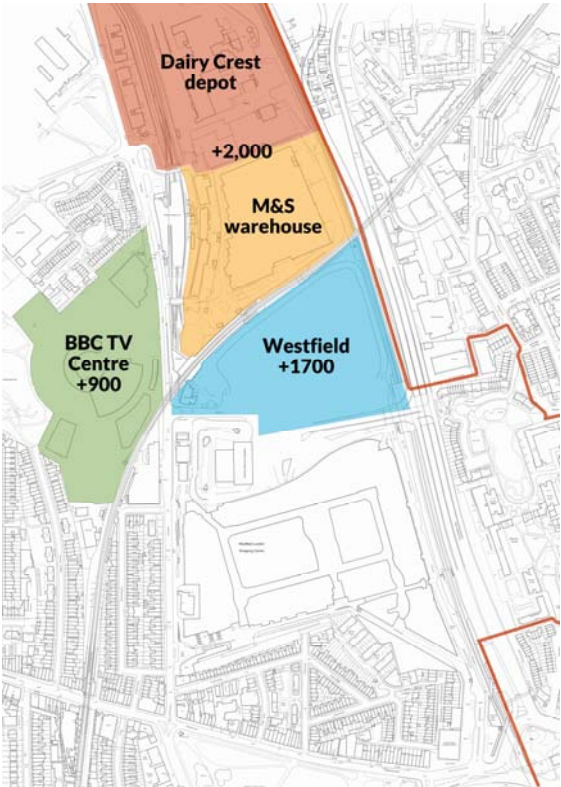
This has the immediate effect of reducing the current electorate of the remaining section of the CPF polling district to zero. But on this eastern side of Wood Lane two of the big White City redevelopments are forecast: the Dairy Crest site - which will be the southern part of the Imperial College campus, and the Marks and Spencer's warehouses. These two sites are projected to transform the electorate of this side of CPF from zero to over 2,000 by 2025.

Removing the Wood Lane estate with its 311 electors may seem inconsequential by comparison, but it does improve the electoral equality both here and in the ward we propose transferring it to, enables this isolated estate (which identifies with White City rather than the areas north of the Westway) to be integrated there for the first time since the 1970s; reduces the amount of physical territory south of the Westway in College Park and Old Oak, and reinstates - almost - the ward boundary that existed until 1978.

Finally, there is one further - significant - reason for preferring this three-member option to a two-member

alternative. If we remove the Eynham Road section from College Park and Old Oak to keep it at two-members, the inevitable knock-on consequence would be to create a new ward comprised overwhelmingly of areas of just-completed housing but where there are virtually no electors at the moment.

Wood Lane is the epicentre of this huge projected electorate growth: the two sites in the CPF polling district; the BBC Television Centre and the Westfield shopping centre housing development immediately south of the railway line.



Map showing the four major White City development sites with approximate projected electorates by 2025: a combined 4,600 new electors.

A ward could be drawn comprising all of this new housing - but it would comprise very little else; would have two councillors with almost no constituents for the first few years of its existence and, more importantly, would lack anchorage to the area it has been constructed within. Lumping entirely new residential areas together in one ward, alongside the risk of the projections being wrong and the new ward becoming rapidly over- or under-represented, would lead to residents lacking any bond to the wider area. We want what will be an entirely new neighbourhood successfully integrated with the wider community -

and as quickly as possible, and we believe that this is far more likely to occur if they are connected electorally with more long-standing, adjoining areas.

This approach also ensures that the smaller amount of existing residential areas - like Eynham Road - aren't swamped by votes from new developments, submerging their long-standing concerns and priorities beneath those of an entirely new electorate lacking the appreciation or interest in them.

It takes time for a new community to fully engage with local democracy, as can be seen if we look at the developments that have been built at the other end of the borough in Sands End. Analysis of voter turnout in the 2018 council elections shows - unsurprisingly - that the "new" riverside developments there that have been in existence the longest had turnout higher than the ward average while the newer "new" blocks turned out significantly below the ward average:

- Chelsea Harbour (opened 1990) 57.6%
 - Regent on River (opened 1986) 44.6%
-
- Sands End ward overall turnout: 39.4%
-
- Chelsea Creek (opened 2017, unfinished): 31.1%
 - Imperial Wharf* (opened 2005) 30.5%
 - Fulham Riverside (opened 2017, unfinished): 27.5%

*Imperial Wharf figure excludes the social housing element of that development on Townmead Road

So, if we were to create a ward comprised almost entirely of new developments we could well be creating not just a ward with almost no electorate for a while, but one with a terribly poor turnout of the voters it does have for a considerably longer period. As a borough with generally very high levels of turnout this is not a prospect we would like to risk.

Hence, we propose that College Park and Old Oak become a three-member ward; this being the most conducive way of delivering convenient and effective local governance; limiting disruption to a long established ward; respecting the Westway as the preeminent physical boundary in the borough; better

enabling its councillors to represent such a diverse, sprawling geographic area; maintaining the geographic balance between those diverse communities; and establishing a high level of electoral equality at the same time.

Our very slightly revised College Park and Old Oak ward would start off 27% below the electoral quota in 2019 but improve dramatically to just 1.2% above the quota by 2025

The area immediately south of College Park and Old Oak currently comprises the 3-member wards of Wormholt and White City and Shepherd's Bush Green. Of the large development areas illustrated opposite, the Westfield and BBC Television Centre sites are in Shepherd's Bush Green ward, with electorate projections making it the largest ward in the borough by 2025 with more than 11,200 voters. Wormholt and White City is also projected to be 1,200 voters above the electoral quota by 2025.

As a result, in addition to the extra councillor we propose allocating to College Park and Old Oak ward, this area is also entitled to representation by seven councillors instead of the current six.

Wormholt ward

In order to rectify the under-representation of this area, we propose to unshackle the White City estate from Wormholt ward, leaving Wormholt an almost optimal size for a 2-member ward.



A Wormholt estate house in Wallflower Street

There has always been a Wormholt ward in Hammersmith, right back to 1900 when the ward spanned almost the entire north of the borough, undeveloped and unpopulated. There were just 1,592 electors here in 1900; there are projected to be roughly 18,000 in the area Wormholt then covered by 2025.

The more recent versions of the ward cover a much smaller area very easy to define: it is the area south of the Westway, east of the borough boundary at Old Oak Road; north of Uxbridge Road and west of Bloemfontein Road. There are three distinct parts to Wormholt:

- The Wormholt estate: an important cottage estate modelled on Ebenezer Howard's Garden City Movement in the Arts and Crafts style; the southern twin of the Old Oak estate across the Westway in College Park and Old Oak ward
- The Cleverly Estate: an estate of three-storey tenement blocks constructed by the Sutton Peabody Trust to a Sir Christopher Wren master plan, lying south west of the Wormholt estate
- Long residential terraced streets running north from Uxbridge Road of a variety of styles



The Cleverly Estate

The White City estate was added in 2002 as a consequence of the decision to reduce the representation of College Park and Old Oak rather than extend it across the Westway. Never before has that estate been paired with Wormholt and, while it is

not unnatural, it has created a ward comprising almost 70% council and housing association estates. Removing the White City estate rebalances the ward somewhat.

If we were to use the centre of Bloemfontein Road as the ward boundary Wormholt is projected to be 9% above the electoral quota by 2025, and the ward to its east would be similarly undersized.

Although within the 10% variance upper limit, and with there being little potential for new development in Wormholt, we propose that the boundary tracks behind Bloemfontein Road to the west, so that every property on, or accessed only from this road would be in our proposed White City ward to the east.

The ward's other borders would be Westway to the north, the borough boundary to the west and Uxbridge Road to the south - all substantial boundaries.

Transferring these projected 500 electors out of Wormholt (457 from WWA and 64 from WWC) makes its electorate almost ideal.

The only practical alternative to creating a 2-member Wormholt is retaining Wormholt and White City ward. But as it stands the ward already contains over 9,000 electors - projected to increase to over 9,600 by



Thorpebank Road: one of the seemingly never-ending terraced streets in Wormholt running north from Uxbridge Road

2025, so the only way to bring it closer to the electoral quota would be to carve out some of the streets off Uxbridge Road, west of Bloemfontein Road (given it would be unthinkable to attempt splitting up the White City estate). Of course removing these streets can be done - but not easily: the area south of

Dunraven Road is of a whole and it doesn't make much sense to split it up.

We also looked at trying to retain three councillors in Wormholt by removing the White City estate and extending it further along Uxbridge Road to include the streets to the south of QPR's football ground. But in order to offset the loss of the White City estate it would be necessary to extend the ward pretty much to Wood Lane which would then isolate the White City estate, the Wood Lane estate and the BBC television centre housing: an area not sufficiently large to form a 2-member ward.

We therefore submit that a 2-member Wormholt ward is the best arrangement for the three distinct areas it covers.

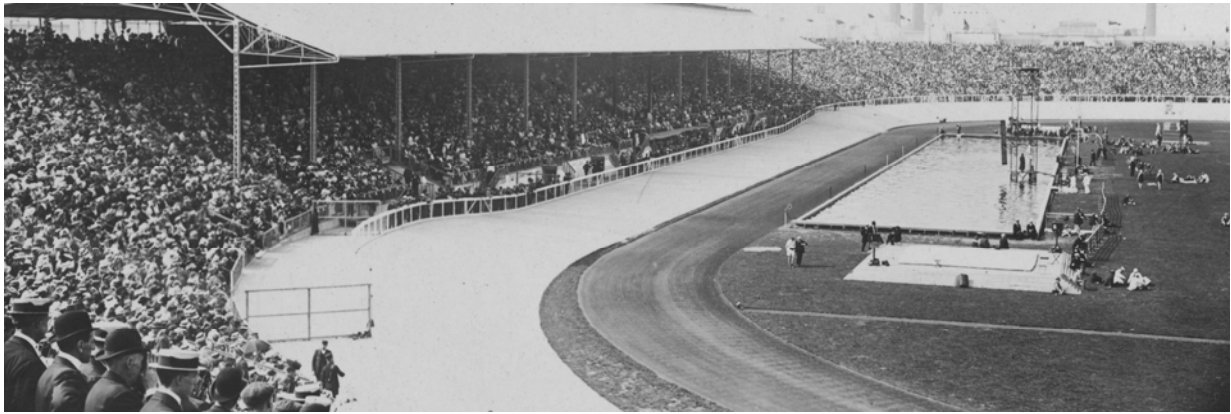
Our proposed 2-member member Wormholt ward would be 4.4% above the electoral quota in 2019, improving to 0.8% below it by 2025.

White City ward

To the east of Bloemfontein Road we propose to create - actually to recreate - a 3-member White City ward. White City had a ward of its own until 1978 when it was combined with the Shepherds Bush Green area.

White City has a history very different from the rest of Hammersmith. Until the late 19th century the area was acres of brick fields. Wood Lane was the only existing track north, passing Eynham Manor and Eynham Lodge.

Even though the West London Railway (the Hammersmith and City Line, as now is) was built across the area and on into Notting Hill, the typical pattern of railways bringing housing and enterprise did not pan out here: the Wood Lane station was not built until the turn of the 21st century. The gradual development of long terraced streets that typify the areas north of Goldhawk Road and Uxbridge Road were only patchily laid out in this area.



The 1908 Olympic Games at White City Stadium (source: Olympic.org)

So, in 1907 when entrepreneur Imre Kiralfy was looking for a sizeable site relatively close to central London to stage a series of massive exhibitions, White City was an obvious choice.

The Great White City stretched from just north of Shepherd's Bush Green and extended north to what is now the Westway: 140 acres, 120 exhibition centres and 20 pavilions in the same oriental, white marble-effect style as Brighton Pavilion. There was a massive fight to try to save the final part of the site: the entrance arch on the edge of the Holland Park roundabout in the late 1990s when Westfield was going through planning, but this failed and there are no remnants.



The Franco-British Exhibition was the first staged there, followed by the Imperial International Exhibition - the reason that the streets through and around today's White City estate are linked to the Commonwealth: South Africa, Australia and Bloemfontein for example.

There was also the Coronation Exhibition for George V and an Anglo-American Exhibition, cut short by the outbreak of the First World War.

A stadium was added after Britain was chosen to host the 1908 Empire Games: it covered the land on which the modernist former BBC overspill offices were built but White City never reopened after the war and fell into disrepair, and the stadium blocked the chosen route for the new motorway into London from the west that was being planned.

Meanwhile, Queen's Park Rangers Football Club - which briefly played at the Olympic Stadium - acquired its Loftus Road ground in 1911, both diversifying the land use of White City further and rendering the stadium unused.



The huge exhibition centre site was acquired by the London County Council which began building the White City estate on it - the commencement of work on the estate can be seen in the Britain From Above photo above, with much of the exhibition site still intact. The curving Bentworth Road cottage estate across the other side of the Westway is also under construction here.

The BBC acquired the stadium site and built the iconic 1950s Television Centre off Wood Lane upon it. So White City was transformed in the space of sixty years from acres of brick fields to a patchwork of different uses: a huge council estate; the headquarters of the BBC, a football ground for one of London's most established teams, a bus depot, a railway line and large warehousing sites and commercial depots. Plus the smattering of streets south and around Loftus Road football ground.

Most of this area we propose incorporating in our new White City ward. It comprises the White City estate (the WCB polling district); the Wood Lane estate removed from College Park and Old Oak (the CPF polling district) and the SBA polling district of Shepherd's Bush Green ward around Loftus Road, including the BBC Television Centre development. The ward would also include the 521 electors on the western, Wormholt, side of Bloemfontein Road.

White City ward's boundaries would be Westway to the north, Wood Lane and the Hammersmith and City Line to the east, Uxbridge Road to the south and the rear of Bloemfontein Road to the west.

3-member White City ward would be 8.4% below the electoral quota in 2019 but would improve to 3.9% below the quota by 2025.

Our proposed creation of White City ward which appropriates the entire SBA polling district, leaves approximately two thirds of Shepherd's Bush Green ward un-warded for now. It is helpful to look at the entirety of what remains north of Goldhawk Road:

- all of Askew ward
- approximately half of the Ravenscourt Park RPA polling district in the W12 postcode area
- the majority of Shepherds Bush Green ward

This section is currently represented by six councillors but, because of the Westfield housing site, general population growth and the increased council size, will be entitled to seven councillors by 2025.

Because of the street plan of this area, there are options as to how it is warded within that seven councillor limit. It is possible to draw two 3-member wards and one single member; or one 3-member ward and two 2-member wards - and how those patterns are allocated is also flexible.

The most useful way to look at how best to configure these wards is to start at the west end of the borough: the area historically known as Starch Green with its slight protuberance into the edges of Acton and Bedford Park.

Wendell Park ward

Askew Road is one of those busy main roads that can be argued to be a boundary or a focal point of the community. Historically it was certainly a boundary: the eastern (Coningham) side was developed far earlier than the western (Starch Green) side.

We should clarify something at this stage: right now what is called Starch Green is a small public open space at the junction of Askew Road with Goldhawk Road. That is actually a tiny remnant of Starch Green: a field that covered the entire area west of Askew Road and some of the area east of it. It was an important local name which stuck as the progress of London moved inexorably west and this field became a cohesive grid of streets in a ward called Starch Green from 1900 to 2002.

The second matter to get straight here is that development occurred from east to west - not north to south. The reason that this matters is that it is possible some respondents to your consultation will attempt to claim that the area south of Wendell Park is substantially different to the area north of it - and

that as such the somewhat dubious boundary drawn for 2002 should be retained.

No.

This is not how Starch Green developed and should not be accepted as a justification for ignoring the far more substantial W12 Goldhawk Road-Stamford Brook Road boundary.

This is one community which may have been developed by different landowners, constructing homes to a somewhat different style and layout, but it's possible to find similar slight design differences in any planned neighbourhood: the Crabtree estate, the Bishop's Park Estate, the Wormholt and Old Oak estates all exhibit different stylistic designs. The homes may even have been designed for different classes - but the area as a whole is still a unit that should be indivisible. Starch Green - from Emlyn Road to Askew Road, and from Jeddo Road to Stamford Brook Road - is one community and should be treated as such in any boundary proposals.

Even accepting that the slightly different priorities of the review prior to 2002 necessitated splitting this community down the middle, the different context of

today's review does not. We urge the commission to rectify what we regard as a serious problem with the existing ward pattern here.

Once the area east of Askew Road (the Askews being the major landowning family of the area) had been developed and something of a commercial hub had sprung up along this road, development began on both the northern and southern parts of Starch Green.

The 1894 map below was made in the midst of this development: the Ashchurch sections in the south part finished; the Wendell Road section in the middle part finished; and the Cobbold Road section in the north part finished. The area was built up as a cohesive whole, and that is why it remained so in its political representation from the founding of Hammersmith Borough in 1900 through to 2002.

That isn't quite the whole story though. Although it is true to say that the Starch Green "square" had never been split apart for local government purposes before, the ward had, for a short period, also spanned that W12 boundary by stretching south to include Ravenscourt Park. But that was no more reasonable or natural an outcome for Starch Green than what has been done to it these past seventeen years.



1870 map showing how the Starch Green area west of Askew Road developed

The only difference between the streets north of Wendell Park and the streets south of it is that those in the south are slightly less densely packed: there are more semi-detached houses here. But designing wards solely by the style of properties within it does not seem, to us, a sensible way of proceeding. We want to reunite the two sides of Starch Green, with Wendell Park at its centre.

The Google street view capture on the next page is an example of the current boundary between Askew and Ravenscourt Park wards - Wendell Road at its junction with Hartswood Road. The boundary runs to the rear of the yellow brick wall. Is there any discernible difference between the houses beyond it and those we can see in Wendell Road? We cannot discern one.



Wendell Road at the junction with Hartswood Road. Wendell Park is in the background on the left

We mentioned earlier that there are different ways this area could be warded instead. Everything west of Askew Road - the old Starch Green ward - is projected to have an electorate of 5,565 by 2025: ideal for a 2 member ward.

Alternatively, the arguments that Askew Road is more of a focal point for the community than a divide might justify extending the ward into pretty much all of the ASB polling district and making this a 3-member ward. This was the proposal we submitted, without complete success, in 2002: Starch Green with the western end of the abolished Coningham ward combined with it. The Askew ward that emerged evidently endorsed the argument that this road is a focal point of the community, but only whilst extracting the southern half of Starch Green to create Ravenscourt Park ward.



Askew Road

We would be happy with either the 2-member or 3-member option as long as both halves of the Starch Green/Wendell Park area are reunited. We do not think it is realistic - or justifiable - to draw a single member ward here: no section of this area is substantially different from the rest of it, or isolated from it to justify such a proposal.

Our recommendation, therefore, is for a 2-member ward here. We propose it because, whilst we believe that Askew Road is a hub for the community, the areas either side of it were planned and laid out differently. Goldhawk Road provides a far stronger boundary than the rear gardens of Wendell Road do. Retaining a three member ward while uniting the two sides of Starch Green would mean running a boundary up Davisville Road and behind Percy Road - these are long, densely-populated roads typical of those to the east and atypical of those to the west of Askew Road.

As to the name of this ward, there are two realistic possibilities. We could return to the historical name for the area: "Starch Green". But very few people nowadays would regard themselves as living in "Starch Green". Wendell Park is at the centre of where the bulk of electors in this new ward live, and the park is as much of a hub for the community as Askew Road is. So we propose naming this ward Wendell Park.

Wendell Park ward will be 6.8% above the electoral quota this year, improving to 1.4% under in 2025.

Coningham ward

By creating a 2-member Wendell Park ward, there are five remaining councillors to allocate in the remainder of north Hammersmith. We propose to recreate a 3-member Coningham ward, spanning the area between Askew Road in the west and Devonport Road in the east.

There is no real alternative to the boundaries of this ward as there is no justification for a ward crossing either Uxbridge Road in the north or Goldhawk Road in the south: both are substantial natural boundaries.

The long, straight streets running between Uxbridge Road and Goldhawk Road contain huge numbers of electors: 659 in Coningham Road for example; 522 in Percy Road; 313 in Stowe Road and 312 in Cathnor Road.



Goldhawk Road - the southern boundary of Wendell Park, Coningham and Shepherd's Bush Green wards is one of the more significant boundaries within the borough, dividing Shepherd's Bush from Hammersmith.



Uxbridge Road - our proposed northern boundary for Coningham - whilst more of a hub for the community with shops and community facilities, is still a very busy main road.

Were the commission to agree our recommendation of a 2-member Wendell Park ward to the west, we would recommend that Coningham be the 3-member ward in this three-ward chain, which would gain

almost all of the ASB polling district to boost its electorate.

Because Coningham Road, the largest road within this area, runs through the centre of this ward, and because there had been a Coningham ward for decades prior to 2002, we propose recreating the ward name.

We have some concerns about the electorate projections for this area. By the time of the last review, Coningham was 1,500 electors bigger than any other ward - 13% above the electoral quota in 1999. Likewise, Askew has grown to be 30% above the electoral quota in 2019 on a 50 seat council. Most of that unexpected growth has come in this Coningham section of Askew - and it's partly down to the large number of HMOs in the area, a relatively transient electorate and a churning population of residents from overseas, with fluctuating numbers ineligible to participate in UK elections.

In short, we would be very surprised if, in five years, the ward has deviated all that much from the electoral quota: it may even have continued growing at a faster pace than the borough as a whole.

Coningham ward would begin 2.2% above the electoral quota but is projected to deteriorate to 5.3% below it by 2025 - if the electorate projections prove to be correct. As we state above, we're somewhat sceptical in this instance.

Shepherd's Bush Green ward

We end up back with Shepherd's Bush Green ward, minus the SBA polling district we propose to transfer to White City ward, and the chunk of SBB we propose to transfer to Coningham ward.

That leaves SBC and SBD polling districts, plus the remnant of SBB. SBC and SBD have to be considered as one polling district because SBD - the Edward Woods Estate which lies to the east of the West Cross Route - is only connected to the borough via the SBC polling district. The connections between the Edward

Woods Estate and Shepherds Bush have improved slightly since the last electoral review because a new walkway connecting the estate to the Westfield shopping centre has been built. But that remains a fairly tenuous link.



Stebbing House and Boxmoor House on the Edward Woods Estate (credit: Municipal Dreams blog)

In theory, a single member ward would now be viable containing the estate and the projected electorate of the Westfield housing, estimated to be 1,736 electors. But we don't propose such a plan because helping strengthen the links between Shepherds Bush and the Edward Woods Estate should be our purpose here, not isolating it further in a tiny ward almost all on its own.

The bulk of the electorate in the SBC polling district lies in some small streets sandwiched between the Green itself and the Westfield shopping centre. They have been added to recently by a new housing development in Bourbon Lane.

There are 3,660 electors left in Shepherd's Bush Green after our warding pattern elsewhere has removed chunks of the ward. But the Westfield development boosts the electorate to almost 5,500 by 2025, making an almost perfectly sized 2-member ward. Again, because we enjoy relating our proposals

to historic warding patterns, this Shepherd's Bush Green ward will be very similar to the old St Stephen's ward that existed until 1978.



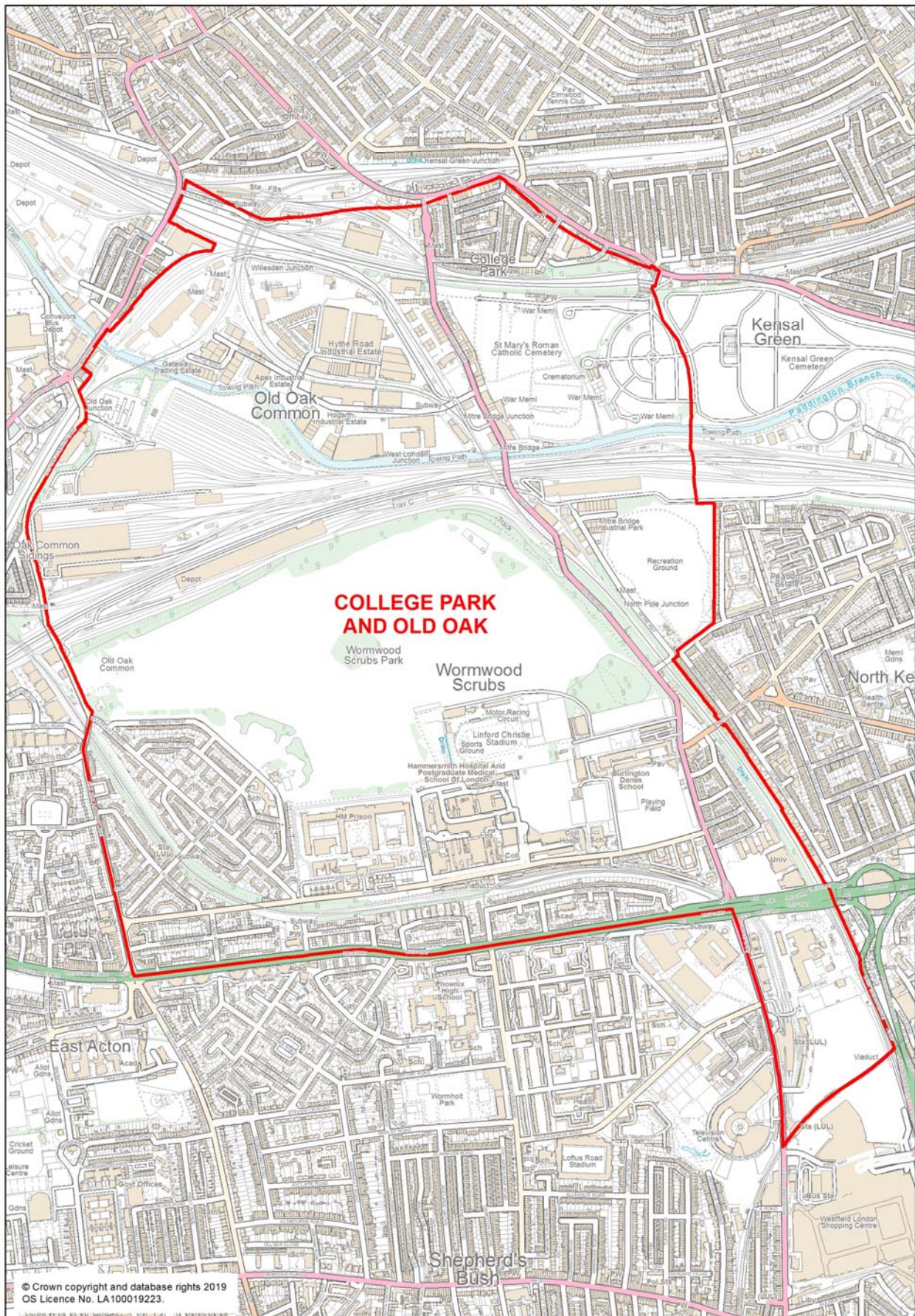
Wells Road looking north towards Shepherd's Bush Market and Goldhawk Road. This is one of three roads somewhat illogically moved out of Addison ward at the last electoral review and which we propose returning.

We wish to make one further small change to the boundaries of this ward. A small section of land next to Goldhawk Road tube station and Shepherd's Bush bus garage, was transferred from Addison ward to Shepherd's Bush Green at the last electoral review.

This area - just three streets: Bamborough Gardens, Wells Road and Woodger Road (plus a handful of properties on Goldhawk Road), contains just under 250 electors. We propose returning them to Addison ward, reinstating Goldhawk Road-Stamford Brook Road as the boundary between the wards of north and south Hammersmith Road along their full length.

Our revised Shepherd's Bush Green starts off very much on the small side: 27.8% below the electoral quota this year. But with the huge housing development north of the Westfield shopping centre, the ward's electoral equality is projected to improve to just 2.8% below by 2025.

College Park and Old Oak ward



College Park and Old Oak ward street index

College Park and Old Oak CPA polling district (all)

Alma Place
683-871 odd Harrow Road
Holberton Gardens
Kenmont Gardens
Letchford Gardens
Plough Close
Ponsard Road
Rigeley Road
1-67 and 26-30 Scrubs Lane
Trenmar Gardens
Valliere Road
Waldo Road

College Park and Old Oak CPC polling district (all)

Begonia Walk
Braybrook Street
Cactus Walk
201-253 and 154-274 Du Cane Road
Erconwald Street
Fitzneal Street
Foliot Street
Henchman Street
Hilary Road
Mellititus Street
Norbroke Street
76-240 Old Oak Common Lane inc Park Lodge and Power House
Osmund Street
Primula Street
Rosewood Square
Stokesley Street
1-151 odd Westway
Wulfstan Street

College Park and Old Oak CPD polling district (all)

Caverswall Street
Clement Danes House Du Cane Road
Holborn House, Du Cane Road
Nightingale House, Du Cane Road
Pankhurst House, Du Cane Road
Holst House, Du Cane Road
Christie House, Du Cane Road
Pioneer Way Blocks A-F, Du Cane Road
Dorothy Hodgkin House, Du Cane Road
Daley House, Du Cane Road
Galen House, Du Cane Road
King House, Du Cane Road
O'Driscoll House, Du Cane Road
Grey Turner House, Du Cane Road
Welbourn House, Du Cane Road
Weedon House, Du Cane Road
Du Cane House, Du Cane Road
Eynham Road
Glenroy Street
Nascot Street
St Quintin View, North Pole Road
Shinfield Street
Browning HUse and Cavell House, Wood Lane
Pavilion Parade, Wood Lane
Pavilion Terrace, Wood Lane
GradPad, Wood Lane
Woodman's Mews

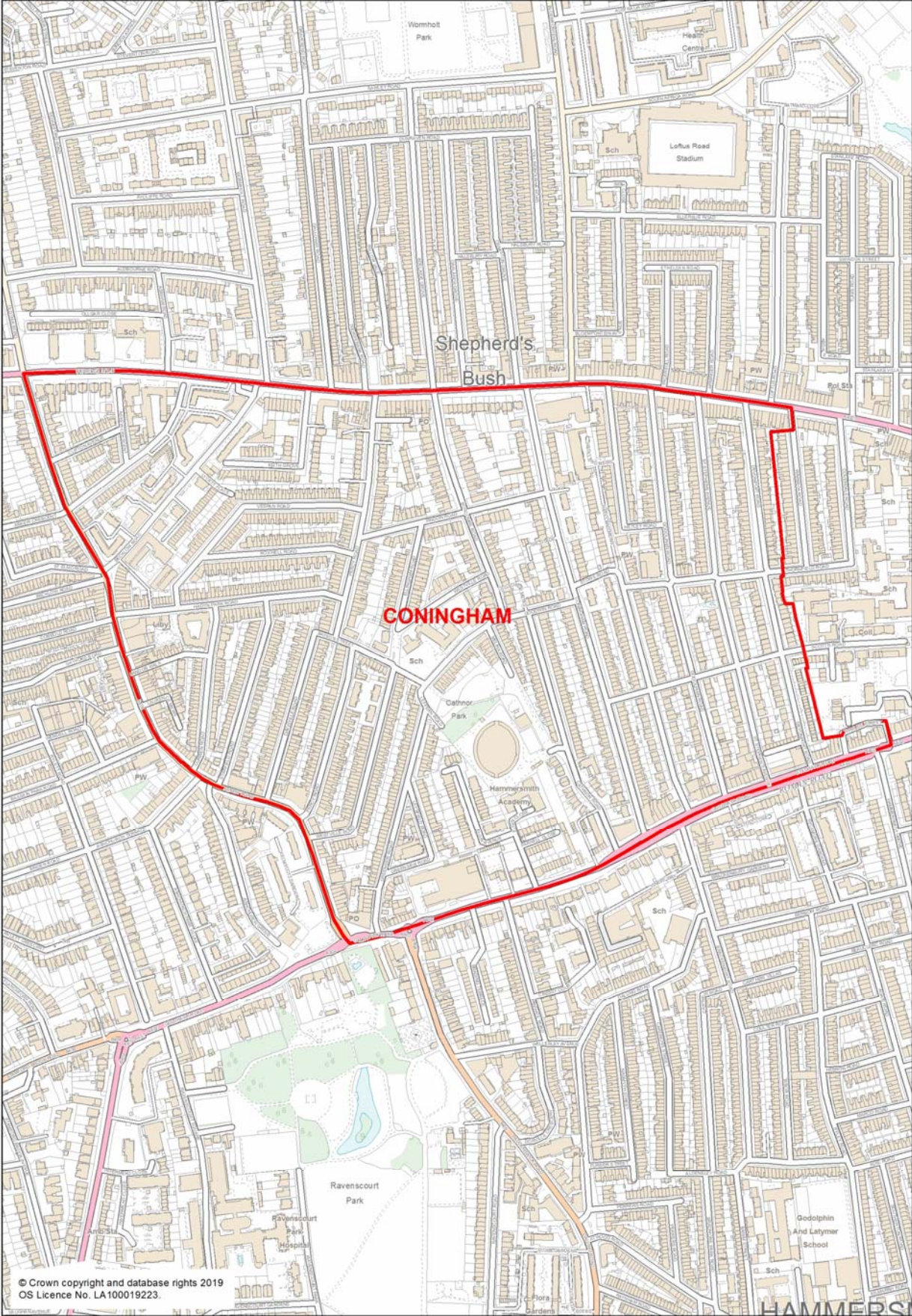
College Park and Old Oak CPE polling district (all)

Bentworth Road
Heathstan Road
Maurice Street
Terrick Street
153-325 Westway

College Park and Old Oak CPF polling district (part)

Zero electors at present

Coningham ward



Coningham ward street index

Askew ASB polling district (part)

33-65 and 2-44 Askew Crescent

1-191 and 122 Askew Road

Becklow Gardens

Becklow Road

Clifton Avenue

Curwen Road

Davisville Road

Hadyn Park Road

Keith Grove

Landor Walk

Lycett Place

Niveda Close

Roxwell Road

Starfield Road

191-269 Uxbridge Road

Vespan Road

Askew ASC polling district (part)

Batson Street

Boscombe Road

Cathnor Road

Coningham Mews

Coningham Road

Elgin Avenue

Ellingham Road

Findon Road

164-256 Goldhawk Road

Goodwin Road

Greenside Road

Havilland Mews

Leysfield Road

Melina Road

Old Forge Mews

Parnell Close

Percy Road

Stowe Road

143-189 Uxbridge Road

Westville Road

Shepherd's Bush Green SBB polling district (part)

Devonport Mews

Devonport Road

Godolphin Road

Goldhawk Mews

130-160 even Goldhawk Road

Hetley Road

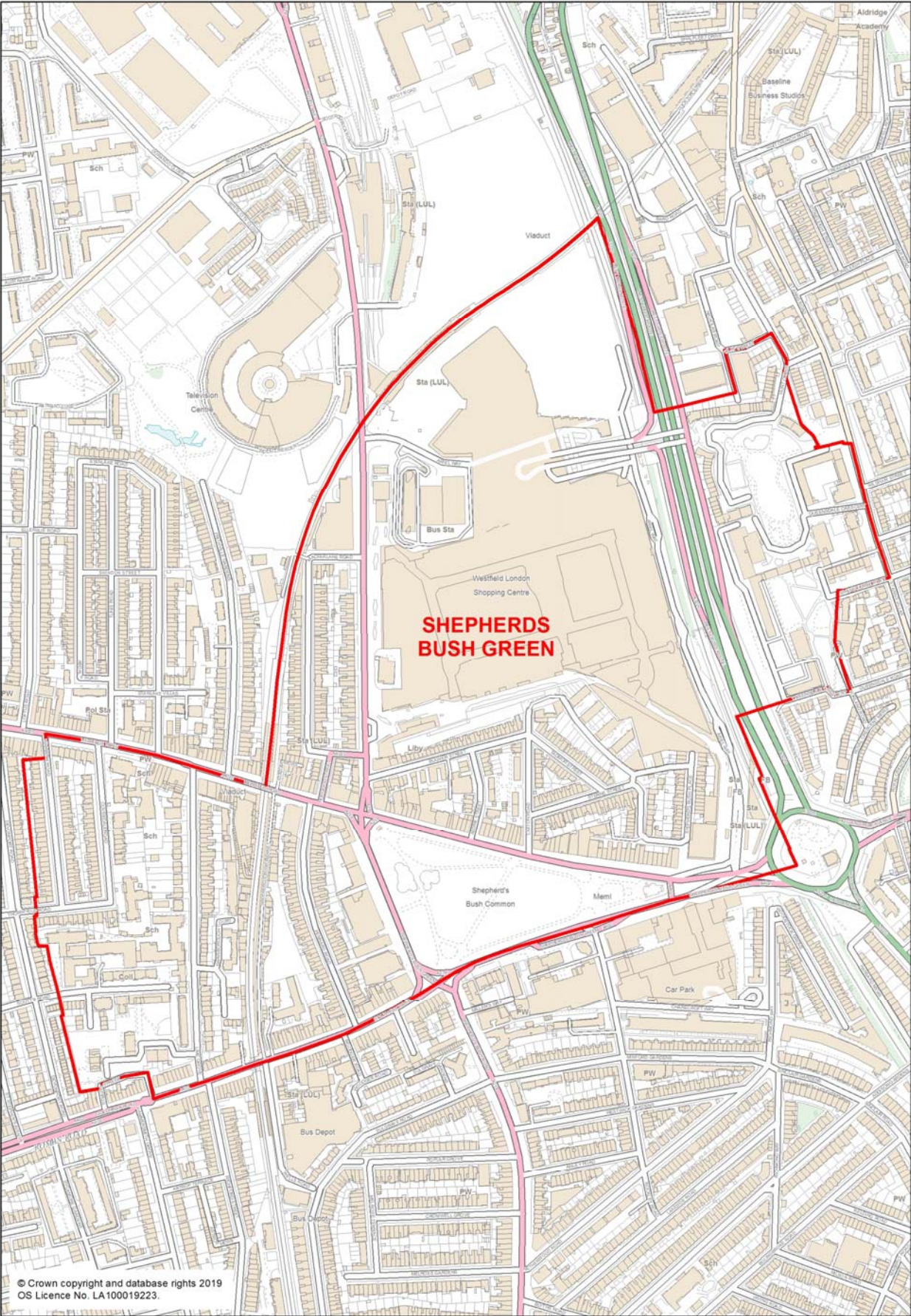
Smugglers Yard

St Stephen's Avenue

Thornfield Road

77-127 Uxbridge Road

Shepherd's Bush Green ward



Shepherd's Bush Green ward street index

Shepherd's Bush Green SBB polling district (part)

Coverdale Road
56-118 even Goldhawk Road
Lime Grove
Scotts Road
Southway Close
Thornfield Road
Titmuss Street
Townhouse Mews
15-57 Uxbridge Road
Warbreck Road

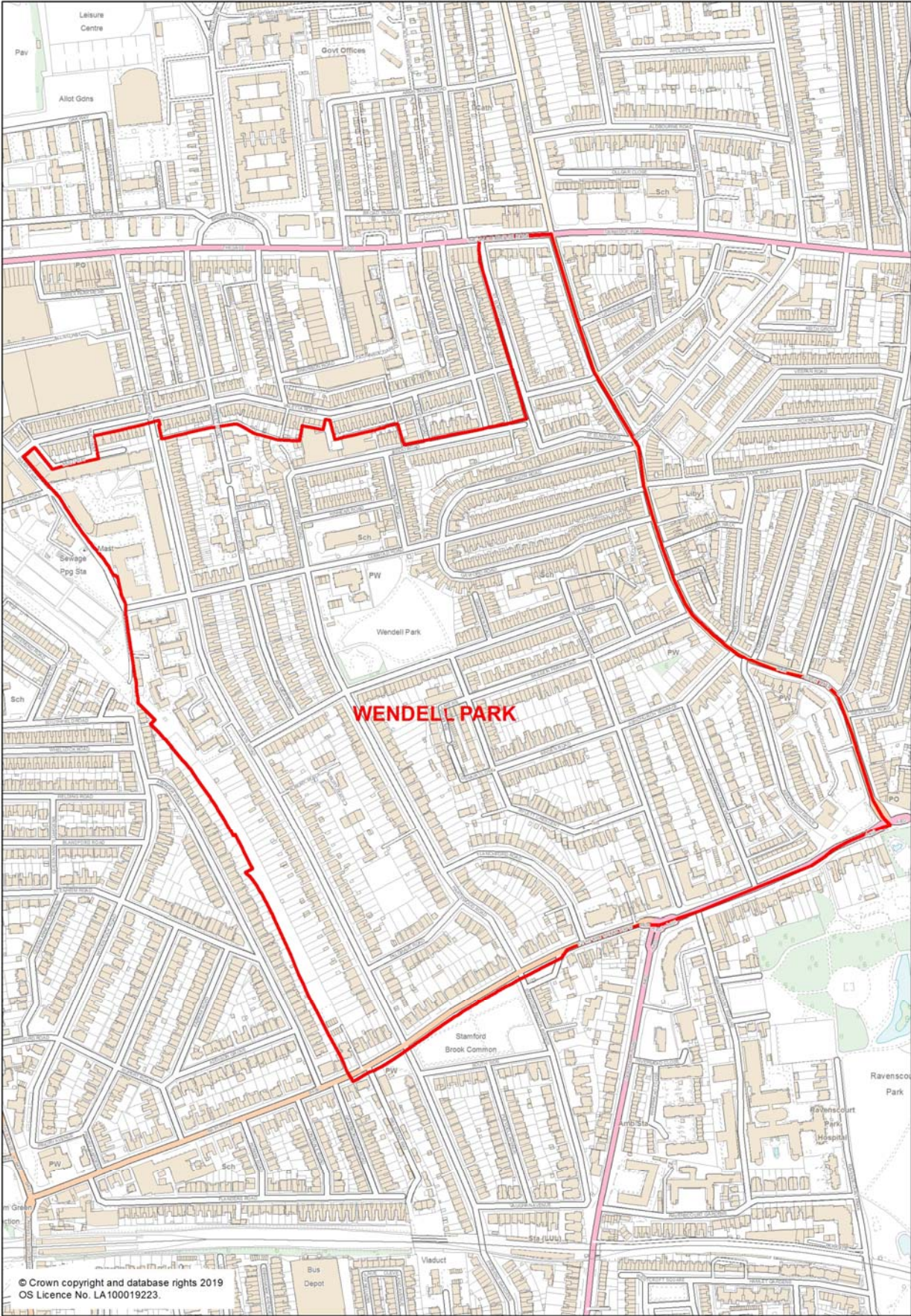
Shepherd's Bush Green SBC polling district (part)

Aldine Street
Bourbon Lane
Bulwer Street
Caxton Road
41-53 and 2-50 Goldhawk Road
Hopgood Street
Macfarlane Road
Pennard Road
Poplar Mews
Shepherd's Bush Place
Sterne Street
Tadmor Street
56-202 Uxbridge Road
1-67 Wood Lane

Shepherd's Bush Green SBD polling district (all)

Hunt Close
Olaf Street
Queensdale Crescent
27 St Ann's Road and Swanscombe House

Wendell Park ward



Wendell Park ward street index

Askew ASA polling district (all)

Aylmer Road
71-163 and 78-144 Becklow Road
Cobbold Mews
Cobbold Road
Emlyn Gardens
80-200 Emlyn Road
Gayford Road
Gransden Road
Hartwood Road
Holley Road
43-73 and 2-118 Jeddo Road
Jeddo Mews
Kinnear Road
Larden Road
Lefroy Road
Linen Mews
Mayfield Road
Multi Way
Stronsa Road
Valetta Road
Warple Way
Wendell Mews

Askew ASB polling district (part)

67-87 and 48-58 Askew Crescent
1-191 Askew Road
St Elmo Road
271-289 Uxbridge Road

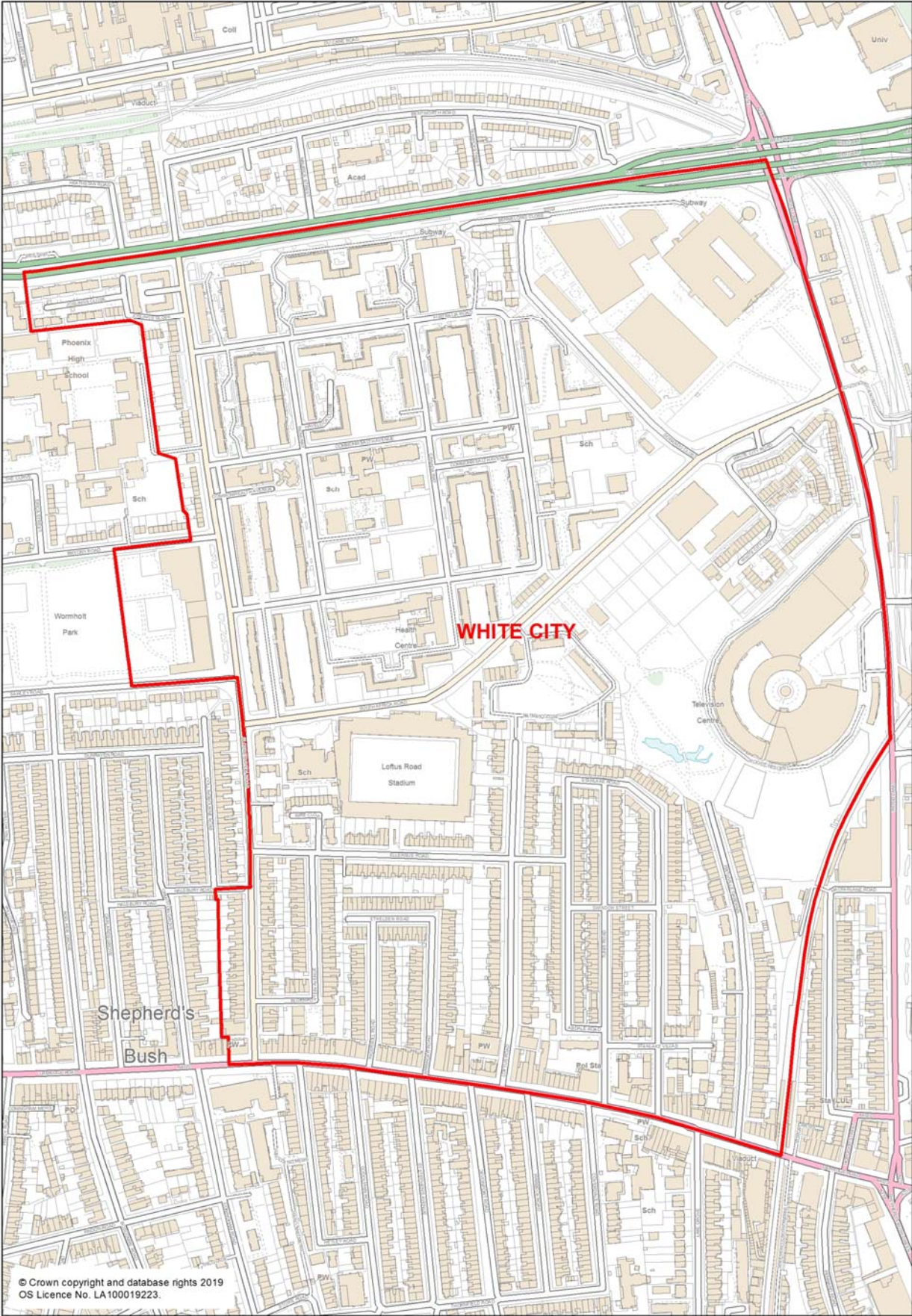
Askew ASC polling district (part)

28-50 consec Ashchurch Grove
193-215 Askew Road inc King's Parade and Askew Mansions
Kelmscott Gardens

Ravenscourt Park RPA polling district (part)

1-27 consec Ashchurch Grove
Ashchurch Park Villas
Ashchurch Terrace
Balmoral Mews
Bassein Park Road
Binden Road
Cosmur Close
1-115 and 4-74 Emlyn Road
Flanchford Road
298-302 Goldhawk Road inc Ariel Court and Beech Terrace
Hartwood Road
Palgrave Road
Rylett Crescent
Rylett Road
2-84 Stamford Brook Road

White City ward



White City ward street index

College Park and Old Oak CPF polling district (part)

Exhibition Close

White City Close

White City Road

103-165 Wood Lane

Shepherd's Bush Green SBA polling district (all)

Abdale Road

Arminger Road

Batman Close

Bloemfontein Avenue

1-53 Bloemfontein Road inc Lugard House and Shabana Court

Ellerslie Road

Ethelden Road

Frithville Gardens

Imre Close

Ingersoll Road

Loftus Road

South Africa Road

Stanlake Road

Stanlake Villas

Swindon Street

Tunis Road

206-368 Uxbridge Road

Wood Crescent

Television Centre, Wood Lane

Wormholt and White City WWA polling district (part)

58-122 even Bloemfontein Road

Cranston Court, Bloemfontein Road

Creighton Close

Joslings Close

Wormholt and White City WWB polling district (all)

White City Estate

Havelock Close

Hudson Close

Lawrence Close

Mackenzie Close

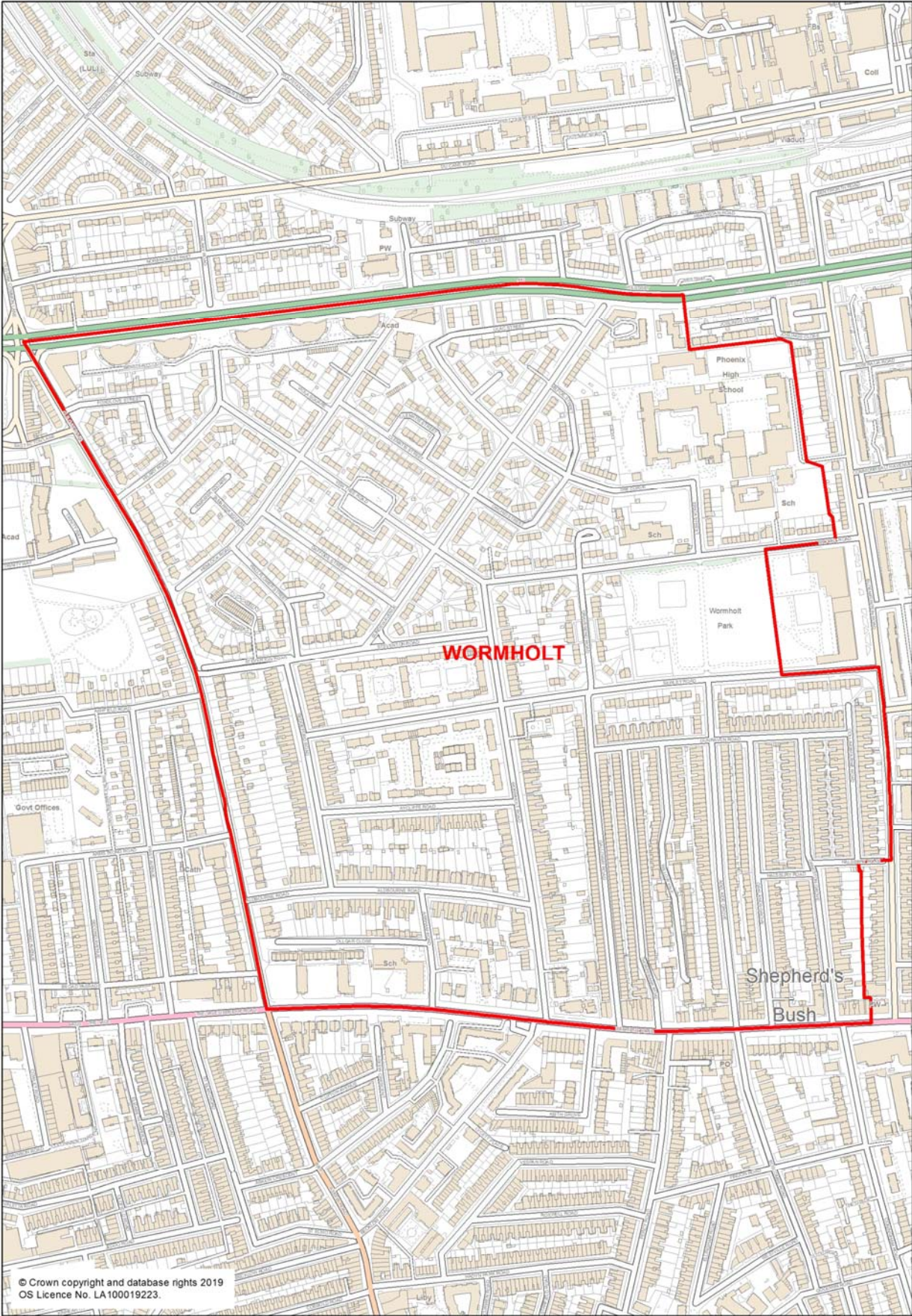
Mandela Close

Wormholt and White City WWC polling district (part)

2-54 Bloemfontein Road inc Griffin Court

Bloemfontein Way

Wormholt ward



Wormholt ward street index

Wormholt and White City WWA polling district (part)

Aycliffe Road
Bramble Gardens
Bryony Road
Clematis Street
Cleverly Estate
Daffodil Street
Erica Street
Foxglove Street
Gravesend Road
Hemlock Road
Hilary Road
Lilac Street
Milfoil Street
108-164 even Old Oak Road
Orchid Street
Pansy Gardens
Sawley Road
Steventon Road
Sundew Avenue
Tamarisk Square
The Curve
Viola Square
Wallflower Street
10-148 even Westway
91-97 and 86-114 Wormholt Road
Yew Tree Road

Wormholt and White City WWC polling district (part)

Adelaide Grove
Aldbourn Road
Askham Road
Collingbourne Road
Dunraven Road
Galloway Road
Oaklands Grove
6-68 Old Oak Road
Ollgar Close
Ormiston Grove
Sedgeford Road
Thorpebank Road
380-464 even Uxbridge Road
Willow Vale
1-39 & 2-80 Wormholt Road inc Wormholt Terrace & Monk Crt

Hammersmith

Comprising the current wards of Addison, Avonmore and Brook Green, Hammersmith Broadway, the majority of Ravenscourt Park and a tiny section of Shepherd's Bush Green

Prior to the establishment of democratic London governance and the creation of the Metropolitan Boroughs in 1900, Hammersmith was part of the Vestry of Fulham. The parishes of Fulham and Hammersmith had agreed to separate around 1835, and a ditch - Parr's Ditch - was dug to delineate the two separate parishes. The boundary, which became the boundary between Fulham and Hammersmith councils until 1965 and was respected in the unified borough's ward patterns until 2002, has become a bit blurred more recently.

Hammersmith, which for our purposes here will include Avonmore even though this was on the Fulham side of Parr's Ditch, is currently represented by eleven councillors (one of the Ravenscourt Park councillors being counted as a Shepherd's Bush representative, covering the W12 part of that ward).

The area is projected to contain 33,971 electors by 2025, entitling it to 12 councillors. But it's a little more complicated than that as Hammersmith is further divided by the Hammersmith and City Line viaduct and the Broadway. The area east of that divide: the Addison and Avonmore and Brook Green wards (plus small sections of Hammersmith Broadway ward and Shepherd's Bush Green ward), merits 6.6 councillors by 2025 while the area west of it (15,123 electors) deserves 5.4.

We propose a plan for six councillors in the east of Hammersmith plus Avonmore/Baron's Court; and six for the west, adjusting the boundary between Hammersmith Broadway ward and Fulham Reach ward to ensure that this area is of sufficient size to merit the extra 0.6 of a councillor.

We'll start by looking at the wards to the east of the Hammersmith and City Line.

Avonmore ward

Avonmore and Brook Green was the most obvious example of the unnatural consequences of imposing a three-member ward pattern on a borough where this was not the norm. On the one side of Hammersmith Road, the Fulham ward of Avonmore. On the other, the Hammersmith ward of Brook Green.

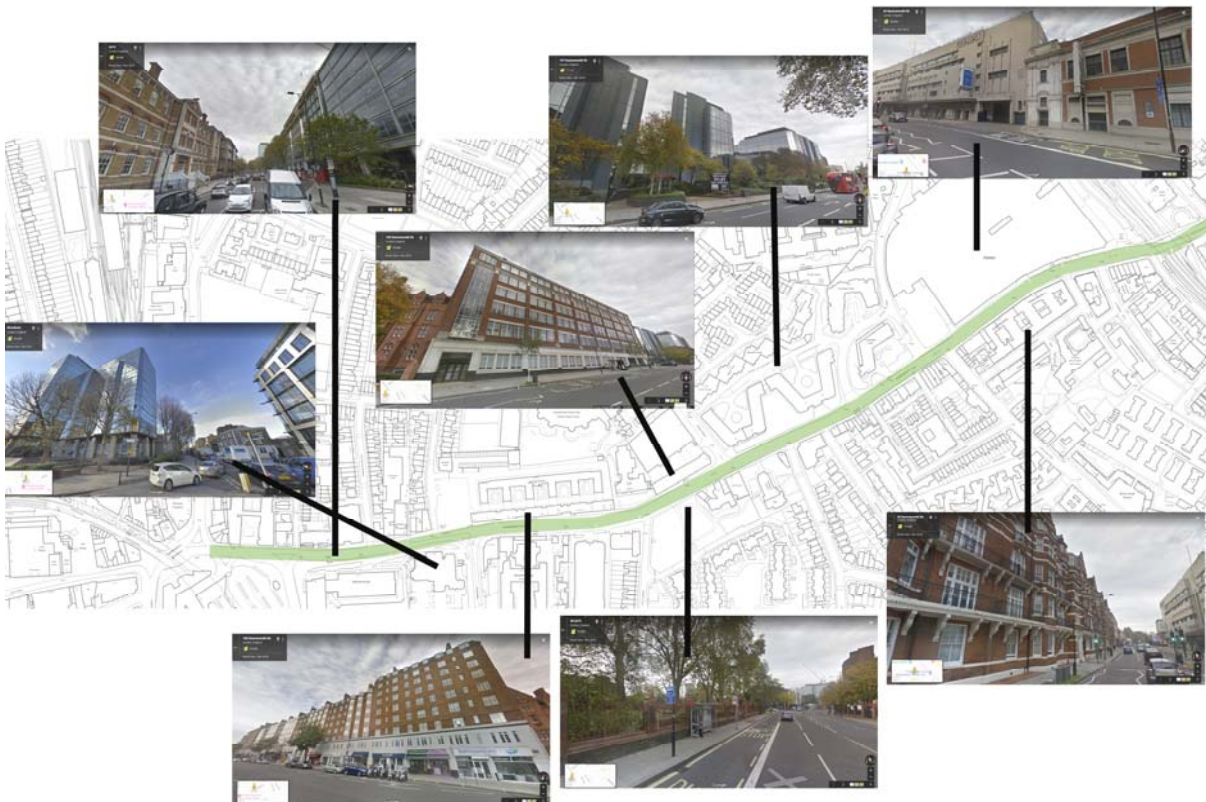
Hammersmith Road isn't quite as physical and imposing a boundary as Talgarth Road, the southern boundary of Avonmore, but it is still one of the busiest roads in the borough with massive buildings along its length making it feel like you are travelling through an urban canyon. From the vast Olympia exhibition centre, past 1980s glass and steel office parks, the giant Latimer Court mansion block down to the old West London Hospital on Hammersmith Broadway, it is very difficult to argue that Hammersmith Road is the focal point of the community, uniting areas either side of it. It is most definitely a boundary.

Without the obligation to draw 3-member wards, and without the distribution of population obliging such an unnatural fusion, we believe it is highly unlikely this ward would ever have been proposed.

We therefore propose undoing the 2002 changes in this area. We wish to recreate Avonmore ward.

Helpfully, the electorate of the ABC and ABD polling districts - the two polling districts that comprised the old Avonmore ward, plus a small section to the west of it - are an almost perfect size to recreate a 2-member ward here.

The area west of Avonmore is, we believe, better accommodated in this ward than it would be put back in Hammersmith Broadway.



Montage showing that substantial buildings dominate the entire length of Hammersmith Road, physically separating the communities either side of it

Gliddon Road, part of the historic boundary between Fulham and Hammersmith parishes and boroughs, is a fairly significant boundary in that to its west the wall of the West London College campus and, thereafter More & Lily Closes and one side of Edith Road offers no permeability to areas further west.



Gliddon Road just north of Talgarth Road

Despite this, we believe the small community sandwiched between the Broadway and Gliddon Road is more sensibly included with the Baron's Court area than with areas west or south of the Broadway, or north of Hammersmith Road.

Recreating a ward just because it used to exist isn't sufficient justification, however. It is not our only justification - though the fact that the ward boundaries in this area remained largely unaltered for over 100 years adds some legitimacy in our view.

The major physical boundaries on all four sides of this ward are a significant reason. But the community within those bounds is also cohesive: a densely populated district focussed around the north end of North End Road. There are some differences between the eastern and western sides: there are more mansion blocks and more council and housing association housing to the east; there are more terraced streets to the west.

As well as the local shops along North End Road there is also Avonmore Library and Citizens Advice Bureaux, the Irish Centre, Baron's Court and West Kensington tube stations just across Talgarth Road. West London College draws thousands of students to the area. At Olympia residents have access to the West London Line, and Hammersmith Road offers several bus routes to and from Hammersmith and South Kensington.



North End Road just north of Talgarth Road

North End Road here is one of those roads that can be described as a boundary and a hub of the community, but it's certainly not a boundary of such magnitude as to make representing both sides of it the slightest bit difficult.

So, on the basis that this is one cohesive community, that it comprises an electorate exceptionally close to the borough quota, and because it has very significant physical boundaries on all four sides, we recommend the re-creation of Avonmore ward.

Our 2-member Avonmore ward would start off 4.9% above the electoral quota in 2019, improving to just 1.2% below in 2025

Addison ward and Brook Green ward

If a 2-member ward south of Hammersmith Road is created there is an inevitable consequence for the area north of it: this area merits four councillors and, as there is no especial justification for a single member ward in this area, that means the community must be divided into two 2-member wards. Unusually, we cover both wards in this section as it is impossible to talk about one without referencing the other, so enmeshed are they.

For most of the existence of the old Metropolitan Borough of Hammersmith, the area bounded by what became the Hammersmith & City line (or Hammersmith Grove prior to the laying of the railway) to the west, Shepherd's Bush to the north, the borough boundary to the east, and Hammersmith Road to the south, was covered by one big ward: Brook Green and St Matthew's, with no fewer than nine councillors.

In some ways, this made sense: at first glance this whole area is a maze of streets, crisscrossing each other with Shepherd's Bush Road running through the middle.

Briefly (from 1956-1964) the area was divided into three 2-member wards: Addison in the north east, Olympia, roughly covering the ABB polling district and Sinclair Road area; and Brook Green, which covered the area west of Shepherd's Bush Road and south of Brook Green - a sort of butterfly-shaped boundary.

How does anyone draw a meaningful ward boundary through this area?



Addison Road looking towards the bridge into Holland Park

It's (slightly) easier than it looks. Shepherd's Bush Road cannot be the division (at least not entirely): there are far too few electors west of the road and far too many east of it. But there are other important roads through the area.

Addison Gardens offers the only internal route across the borough boundary into Kensington. This makes it a significant road. It also seems logical for a road with "Addison" in its name to be in Addison ward.

Blythe Road, which winds through the area north and east of Brook Green, is the centre of the southern part of this area with its local shops and services and must form the heart of any Brook Green ward. The only council estate of any size in the south of this area - the Springvale estate, is spread out on either side of Blythe Road.

Blythe House, formerly the headquarters of the Post Office Savings Bank and currently used to store



The southern end of Blythe Road with the Springvale estate on either side and one of the most important buildings in Hammersmith: Blythe House, just visible in the background

artefacts from several of London's major museums, is also here.

Brook Green itself is another important physical feature of the ward: a focal point rather than a boundary.



Brook Green

Because there are so many little roads jostling against each other here, ward boundaries between Addison and Brook Green have not always made sense.

That Addison ward stretches down to the edge of Brook Green doesn't make much sense. That the boundary runs up Dunsany Road, splitting Sterndale and Dewhurst Roads, doesn't make much sense. Previously, bits of Addison Gardens were in Brook Green, and bits of Brook Green itself were in Addison. That didn't make sense. And the fact that the current boundary is so opaque it would take half a page to describe it really doesn't make sense.

Part of the reason the boundary is how it is now is because the only realistic way to turn Addison from a 2-member ward into a 3-member, given how the population was distributed back in 1999, was to transfer Sinclair Road from Brook Green. Sinclair

Road runs parallel to the borough boundary, in front of the West London Line.

Almost 900 electors live in Sinclair Road; making up that electorate from the smaller streets further west was simply not practical: there'd have been an even more chaotic and unsound boundary had this street been left on the Brook Green side. So Addison obtained a finger of land running down the borough boundary, to which are added a few small spur roads off it and Milson Road, all of which is naturally part of the Brook Green area, not northern Addison.



Sinclair Road, currently in Addison but which we wish to return to Brook Green ward.

It is possible to draw a more sensible boundary.

Before we do we recall from the previous chapter on Shepherd's Bush Green ward that we wish to bring the Wells-Woodger-Bamborough triangle in the north west corner by Goldhawk Road tube back into Addison ward. That adds 247 electors.

A similar undesirable boundary was created in 2002 in the south-western corner of Brook Green around Bute Gardens. This was lopped off and put into Hammersmith Broadway despite there being no access to this area from the Broadway end of Shepherd's Bush Road. We want to return this section to Brook Green making Hammersmith Road the southern boundary of the ward along its length. This area contains 321 electors.

These two changes restore a strong, physical boundary on all four sides of these two wards. They do, however, mean that both of the wards we draw here, however we do it, will be somewhat on the large side, albeit within 10% of the quota. The mean variance if both wards were the exact same size would

be +6%. But of course that's almost impossible to do without some wild contortions.

In justifying two somewhat large wards here we note that east Hammersmith is not growing as fast as the borough as a whole because it is already heavily developed: there are just shy of 11,500 voters within this area at the moment; there were 10,639 in 2000 when the last electoral review was completed, so it's only grown by about 43 voters a year over the past twenty years. As a result the electoral inequality of both wards halves between 2019 and 2025, and can be expected to improve further beyond that.

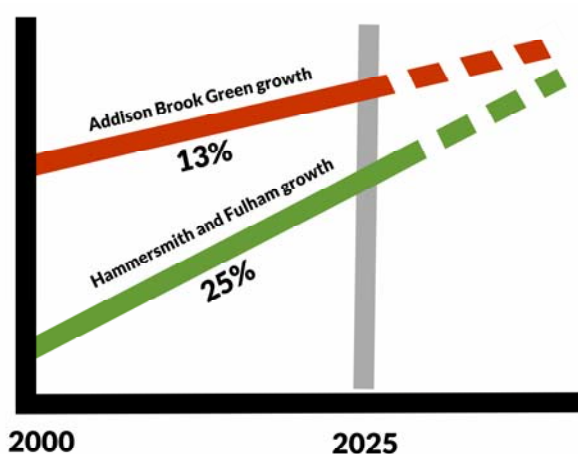


Chart showing how borough growth is outpacing growth in this Addison-Brook Green area, meaning that electoral equality is improving year after year in this area and will reach the electoral quota some time after 2030

It is possible to improve the electoral equality of Brook Green - and Hammersmith Broadway - by leaving the Bute Gardens segment currently in Hammersmith Broadway, where it is. As we said earlier, this is an ugly option in our opinion because Shepherds Bush Road physically isolates this area from the rest of Hammersmith Broadway ward.

Nonetheless, without this Bute Gardens section, Brook Green's electoral variance would be just 2.4% above quota. If the electoral variance in Brook Green was projected to worsen by 2025 we would perhaps be more inclined to recommend this change, but as the divergence is narrowing quite rapidly we very strongly prefer bringing Bute Gardens and surrounds back into Brook Green



Bolingbroke Road becomes the boundary between Addison and Brook Green wards in our proposals

We strongly believe that the reunification of areas of the wards removed in 2002, and the establishment of clearer ward boundaries is of greater benefit to the cause of convenient and effective local government than continuing to annex streets that are naturally part of this area to solely to get even closer to the electoral quota.

Returning to this mass of streets, the road pattern in the north is different to that of the south. The north - the Addison section - comprises long roads spurring off Shepherd's Bush Road and running up to Richmond Way and beyond. The south comprises generally much smaller streets (Sinclair Road being the major exception) shooting off from Blythe Road and Milson Road.

In redrawing the boundary between these two wards we wanted to simplify it, to minimise the use of back-of-rear-gardens boundaries and to make sure there is as much distance as possible between Addison ward and Brook Green (the actual green plus Little Brook Green on the western side of Shepherds Bush Road). Likewise, we want to ensure that all of Addison Gardens is comfortably in Addison ward.

We propose that the boundary between these two wards runs - from west to east - from the Hammersmith & City railway viaduct just south of Osram Court along the northern side of Little Brook Green, up Shepherd's Bush Road to Blythe Road and from there down Blythe Road to Bolingbroke Road where it links to Addison Gardens behind the rear properties of Sinclair Road.

This creates a compact Addison ward and unites the entire community around Blythe Road and Brook

Green in a new Brook Green ward shorn of Avonmore, and with the Bute Gardens section returned. We believe our new boundary is much, much clearer; reunites everything that should be in Brook Green in that ward, and respects the more compact street pattern of Addison ward.

Our 2-member Addison ward begins 12.1% above the electoral quota but improves to just 5.5% above in 2025.

Our 2-member Brook Green ward begins 14.4% above the electoral quota but improves to 8.1% above in 2025.

The slightly larger section of south Hammersmith, west and south of the Hammersmith and City Line, is currently covered by the bulk of Ravenscourt Park ward, south of the W12 postal district, and the sprawling Hammersmith Broadway ward, which runs all the way north to Goldhawk Road.

These two wards continue to merit six councillors provided that we can offset the loss of half of the RPA polling district to Wendell Park ward by bringing in some territory to its south.

However, we think there are big problems with the ward pattern implemented in 2002. Prior to 2002 the area was covered by three wards, each representing the distinct communities of interest in this area:

- the areas around the south and west of Hammersmith Broadway
- The Hammersmith Grove area, also known as Brackenbury Village, between Goldhawk Road and Glenthorne Road or the tube line
- The area around Ravenscourt Park down to Hammersmith Mall and the Thames.

The 2002 changes forced these three areas into two incoherent wards. The Grove neighbourhood was split in two, entirely unnaturally. Hammersmith Broadway ward now extends from Goldhawk Road in the north almost to Charing Cross Hospital in the south, crossing several major roads and railways to get

there. As we discussed in the previous chapter on Shepherd's Bush, we also very much disliked the decision to extend Ravenscourt Park ward into the W12 area, splitting another cohesive community around Wendell Park.

It is possible to retain two 3-member wards in this area using the District-Piccadilly Line, which runs on a viaduct across this area towards Turnham Green, as the boundary. This would create two far more coherent wards in west Hammersmith, one putting all of the Hammersmith Grove area together with the area around Ravenscourt Park; and the other covering Hammersmith Riverside, King Street and the Broadway, though the former of these would be a little on the small side.



The District and Piccadilly Line viaduct as it travels through Ravenscourt Park

While the railway viaduct is a physical boundary there are many routes underneath it; through it. For much of the existence of Hammersmith Metropolitan Borough, this was how this area was warded, with a ward somewhat imperiously called "The Grove and Ravenscourt".

However, with such a warding plan we are still trying to force three distinct communities of Hammersmith into two large wards, and three into two does not go.

So we wish to return, as proximately as is possible, to the warding pattern that existed prior to 2002 with three 2-member wards.

We believe this pattern far better represents the communities of south west Hammersmith than two larger wards can. Specifically, we can return (almost) all of the Grove neighbourhood to its own ward. We also feel that whilst the tube line is a prominent divide,

the Ravenscourt area continues south of it (as indeed does the park), and that keeping these areas together better serves the cause of convenient and effective local government than would a "Broadway" ward some considerable distance from the Broadway itself.

We believe that the communities closer to and immediately surrounding Hammersmith Broadway would also be better served represented by two councillors focussed on their concerns and needs.

Ravenscourt ward

This was the Hammersmith ward least affected by the boundary changes because it is bounded on two sides by the borough boundary: the Thames to the south and Chiswick to the west. Until 2002 its northern boundary had been the already much-discussed Goldhawk Road-Stamford Brook Road-W12 border; and in the east it had been Paddenswick Road until 1978 or Dalling Road thereafter. Paddenswick is the more natural boundary - whilst not exactly a main road, it is the main through-route between King Street and Goldhawk Road-Askew Road.

But the electorate is not distributed sufficiently well these days to enable us to use Paddenswick Road as a ward boundary, and the area between here and Dalling Road is sufficiently distinct from the rest of the Grove neighbourhood to make the difference not hugely contentious.



The junction of Paddenswick Road (left) and Dalling Road (right)

How is it that we can argue that the Hammersmith and City Line, on a viaduct running north-south, is a significant boundary that we should not cross, yet believe the opposite for the District-Piccadilly Line, on a viaduct running east-west? The big difference is permeability: it is far easier to travel beneath the

latter and there are far more opportunities so to do: Leamore Street, Cambridge Grove, Galena Road, Studland Street, Dalling Road, Ravenscourt Road, Ravenscourt Park and Goldhawk Road.

In contrast, there is just one access point beneath the Hammersmith & City Line viaduct: at Trussley Road. Houses back on to either side of the Hammersmith and City Line, whereas there seems to have been a conscious effort to retain connections either side of the District-Piccadilly Line.

The line does, to some extent, divide two different areas. To the north, Ravenscourt Park pulls together some fairly disparate, low density areas all around it. To the south, the area around King Street is busier and more densely-populated. But it is not that different: whether you live east, west or south of Ravenscourt Park you're very much of one cohesive community.



The southern section of Weltje Road at the junction with the Great West Road. The houses in the distance are in the continuation of Weltje Road

Here can be found large mansion block complexes like Hamlet Gardens and the art deco Westcroft Square. The Latimer School is in this part of Ravenscourt as well as St Peter's Square and some of the finest properties in Hammersmith.

This area extends right down to Hammersmith Mall on the riverside, though this section of the Thames has been severed by the Great West Road - a major physical boundary. Nonetheless, the street pattern that was developed long before the Great West Road tore through it is still evident: British Grove, Weltje Road and Rivercourt Road are just three examples of roads found either side of the A4 that used to be continuous.

This area: the RPE polling district, is physically cut off from Ravenscourt to the north of the Great West

Road, but also from the riverside area to its east by Furnivall Gardens: the park covering the riverside from Dove Passage to Mall Road and Rutland Grove. It's also far too small to be considered for a single member ward: just 594 electors right now. So, on balance we believe this area south of the A4 is better paired with the area it was never meant to be divorced from to the north, and should stay in Ravenscourt.



Furnivall Gardens separates the Hammersmith Mall area from the riverside closer to Hammersmith Bridge

This context is all to demonstrate that the core Ravenscourt ward makes sense, geographically and as an electoral division.

We have already transferred some 1,600 Ravenscourt Park electors north of Goldhawk Road to our proposed Wendell Park ward. That leaves some 6,300 electors here. To reduce Ravenscourt further, we propose resolving the horrible boundary between it and what is now Hammersmith Broadway, splitting the Brackenbury Village neighbourhood. We have already discussed that there would be too few electors left in Ravenscourt if we used Paddenswick Road as the boundary, so we propose using Dalling Road, which restores six streets to Grove.

Our 2-member Ravenscourt ward begins exactly on the current electoral quota - 0.0%; but moves to 4.3% below the quota by 2025.

Grove ward

Having proposed in the previous few paragraphs that the western boundary of Grove ward with Ravenscourt ward should be Dalling Road; and with the northern boundary of Grove being Goldhawk

Road and its eastern boundary being the Hammersmith and City line, most of the explanation of our proposed Grove ward has already been made.

The big question that remains is whether this area should continue in some form of larger 3-member Hammersmith Broadway ward, or be restored as a smaller 2-member ward.

We have already argued that, to us, a 2-member Grove is better because it comprises almost all of the tightly packed, picturesque set of streets in central Hammersmith.

The Grove was developed for housing later than the hamlet of Hammersmith: it was, as its name suggests, an area of market gardens described thus in *A Philosophical Account of the Works of Nature* from 1721:

"The gardens about Hammersmith are famous for strawberries, raspberries, currants, gooseberries, and such like'. One garden at the north end apparently even grew cherries, apricots, and 'curiosities of those kinds'".



Aldensley Road at the junction of Brackenbury Road and Banim Street: the heart of Brackenbury Village in the centre of Grove

Unfortunately for this grove, the builder George Wimpey (who founded the construction corporation) was born in Brook Green and established a stone foundry on Hammersmith Grove. Given the rampant property speculation going on in the 19th century, it didn't really stand a chance and it didn't take long for the area to be built over in a variety of styles - all with the distinct Hammersmith feel to them.

We set out in the Ravenscourt section how the links between the Broadway and central Hammersmith were far stronger than to the east, with plenty of routes under and around the Piccadilly-District Line.



Hammersmith Grove, which runs from Goldhawk Road to almost the Broadway, is the spine of the wider Grove neighbourhood

Though Glenthorne Road and the railway do represent something of a boundary between the two areas, this is not our principal argument for dividing the areas north and south of it into different wards. It is, simply, that they are quite different areas, with different orientations and community interest; better served by having their own councillors focussed on their separate needs.

To ensure Grove has a satisfactory number of electors we propose that the railway line rather than Glenthorne Road should be the ward's southern boundary.

We also draw the Commission's attention to one final issue with the boundary between Ravenscourt and Grove.



Glenthorne Road

Prior to 2002 the boundary here followed Dalling Road right around to Brackenbury Road and then the few metres north to Goldhawk Road. In 2002 it was adjusted slightly, to run behind the boundary of Brackenbury School, which transferred a relatively new set of houses called Providence Villas from Ravenscourt to Grove.

The issue is that, behind Brackenbury School is a development called Vinery Way housing some 75 electors, access to and egress from which is solely via Brackenbury Road. Yet residents here find themselves in Ravenscourt Park ward and their polling station is some distance away.

It would serve the cause of convenient and effective local government were these residents to be moved to Grove ward. However, doing so would almost certainly require the residents of 163-205 Goldhawk Road, and 181-205 Dalling Road - in total around 185 electors - to be transferred to Grove along with them to avoid a tortuous and unnatural ward boundary.

A transfer of 185 electors can be accommodated between these two wards and we therefore propose this realignment in the interests of convenient and effective local government.



The Vinery Way development highlighted orange. The dashed line is the current ward boundary between Ravenscourt Park and Hammersmith Broadway. The solid red line is our proposed boundary

Our 2-member Grove ward would be 2.6% above the electoral quota now, improving to 2.8% below it by 2025.

Hammersmith Broadway ward

Hammersmith Broadway is the confluence of seven major roads, two tube lines, twenty bus routes and the flyover - a mini Westway. Always busy, often gridlocked, any one of these roads could be regarded as substantial physical boundary.

Yet it is almost because the centre of Hammersmith is so sliced apart by physical boundaries that makes it so coherent a basis for a ward. That plus the fact that this is the heart of historic Hammersmith.

Nonetheless, there have always been problems with the ward boundaries here, which have been frequently changed. Even setting aside the fact that



The northern stretch of Fulham Palace Road is a local shopping centre and focal point of the community up to the Broadway

the boundaries since 2002 have extended all the way to Goldhawk Road, the inclusion of the Bute Gardens area is troublesome: the area looks towards Brook Green and is cut off from the south end of Shepherd's Bush Road.

Prior to 2002 the ward extended along the strip of land between Talgarth Road and Hammersmith Road to Gliddon Road; an isolated area squashed between the Broadway and the boundary with Fulham. At various times the ward has extended west along King Street to the borough boundary with Chiswick - an area as far from the Broadway as Goldhawk Road is; both literally and figuratively.

The changes we have made elsewhere to Hammersmith's wards have left just 4,000 voters in Hammersmith Broadway ward. There is only one way to add more electors: extend the ward further into Fulham.



King Street: the other sizeable population centre in Hammersmith Broadway. King's Mall shopping centre with Ashcroft Square council estate above it on the right of the photo

In the 1999 review, the Commission was minded to move the boundary of the ward south to include the south side of Yeldham Road and all of Biscay Road, previously in Margravine ward. This was prompted by a response to the consultation from a resident on the Hammersmith side of Yeldham Road complaining that he felt isolated, living in the only residential street in that part of Broadway ward.

Yeldham Road is part of that historic boundary between Fulham and Hammersmith: Parr's Ditch would have run down the road and then along Chancellors Road the other side of Fulham Palace Road.



St Dunstan's Road with Charing Cross Hospital on the left. The hospital complex physically separates the roads to the north from the rest of Fulham Reach ward and makes them better aligned with Hammersmith Broadway, in which some are already located

Although it may offend the sensibilities of local historians, there is actually a case for moving the boundary further south still, to St Dunstan's Road west of Margravine Road, and then behind the rear of St Dunstan's Road east of it. This adds Beryl Road, St Dunstan's Road and Margravine Gardens to Hammersmith Broadway, all streets to the north of Charing Cross Hospital and Hammersmith Cemetery - clearly significant blocs separating areas to the north and south of them.



The new Fulham Reach development. We propose transferring this from Fulham Reach ward to Hammersmith Broadway

Continuing that boundary straight across Winslow Road - the street across Frank Banfield Park from Chancellors Road - adds the new Fulham Reach/Hammersmith Embankment housing development by the river, still being added to the electoral register. This boundary amendment would transfer 1,200 voters from Fulham Reach ward to Hammersmith Broadway, bringing the electorate to over 5,400 by 2025.

The changes also help reorient the ward: there are now just three clusters of population:

- South of the Broadway, covering the Queen Caroline, Peabody and Guinness Trust estates, those roads north of Charing Cross Hospital and the riverside developments of Queen's Wharf, Chancellors Wharf and Fulham Reach
- South west of the Broadway: historic Hammersmith around Lower Mall, Rutland Grove and the bridge
- West of the Broadway: the King Street area, Ashcroft Square and Aspen and Riverside Gardens council estates.

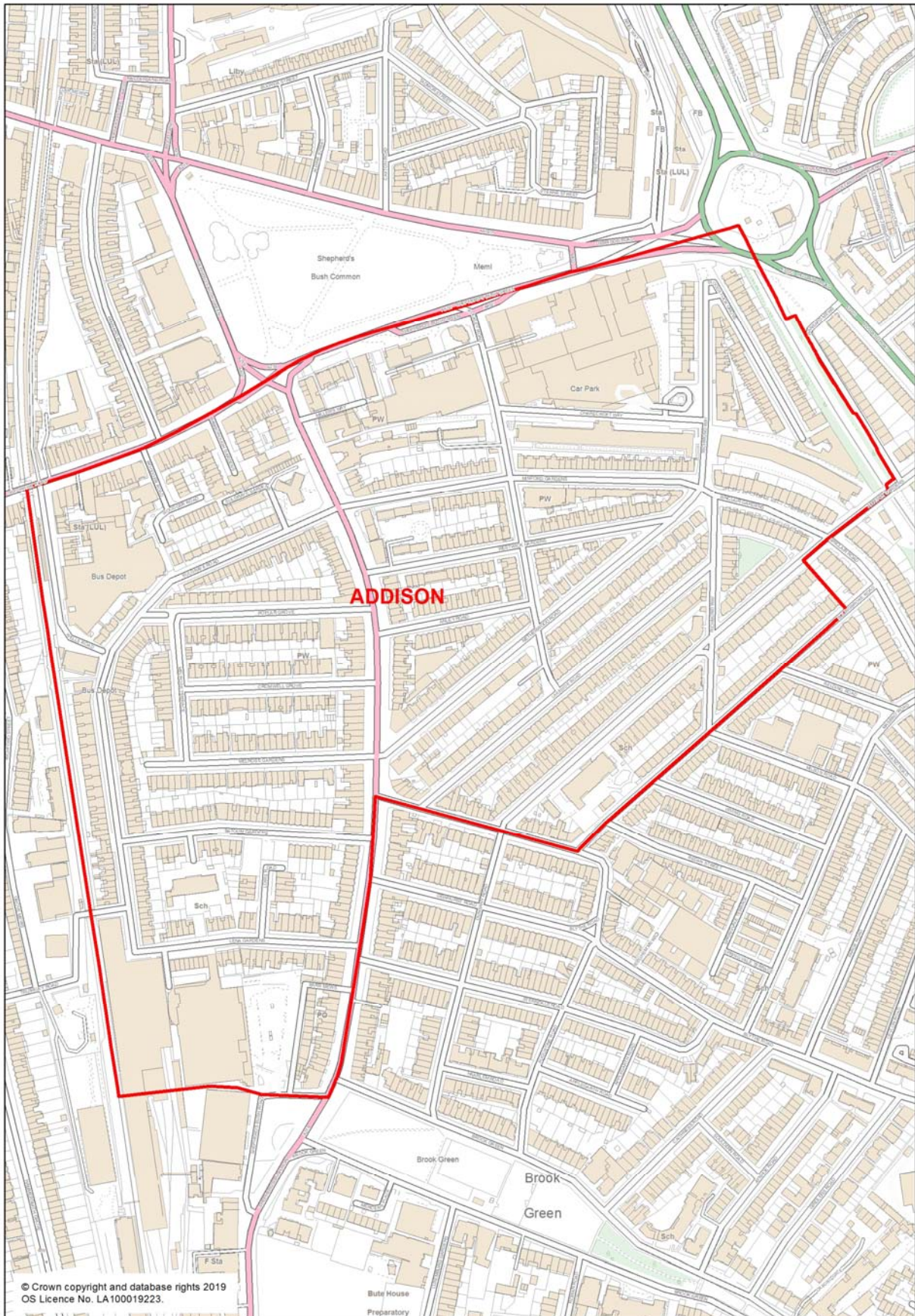


Hammersmith Bridge: the centre of historic Hammersmith

We believe that a ward no longer including areas north of the Broadway, focussed exclusively on the three areas above (the historic part being very small) will best serve the residents of the Broadway area, these always being the core of the ward.

Our 2-member Hammersmith Broadway ward would be 2.4% above the electoral quota in 2019, moving to 3.6% beneath by 2025.

Addison ward



Addison ward street index

Addison ADA polling district (all)

Barb Mews
Batoum Gardens
Cromwell Grove
Lena Gardens
Loris Road
Melrose Gardens
Melrose Terrace
Poplar Grove
2-168 even Shepherd's Bush Road
Osram, Court, Shepherd's Bush Road
Sulgrave Gardens
Sulgrave Road
Trussley Road

Addison ADB polling district (all)

Anley Road
Millers Way
Minford Gardens
3-15 and 10-40 Richmond Way inc Sinclair Mansions
Rockley Road
13 and 51 Shepherd's Bush Green
Charecroft Estate, Shepherd's Bush Green
Romney Court, Shepherd's Bush Green
Granville Mansions, Shepherd's Bush Green
1-29 Shepherd's Bush Road inc The Grampians
Sinclair Gardens
Westwick Gardens
Woodstock Grove

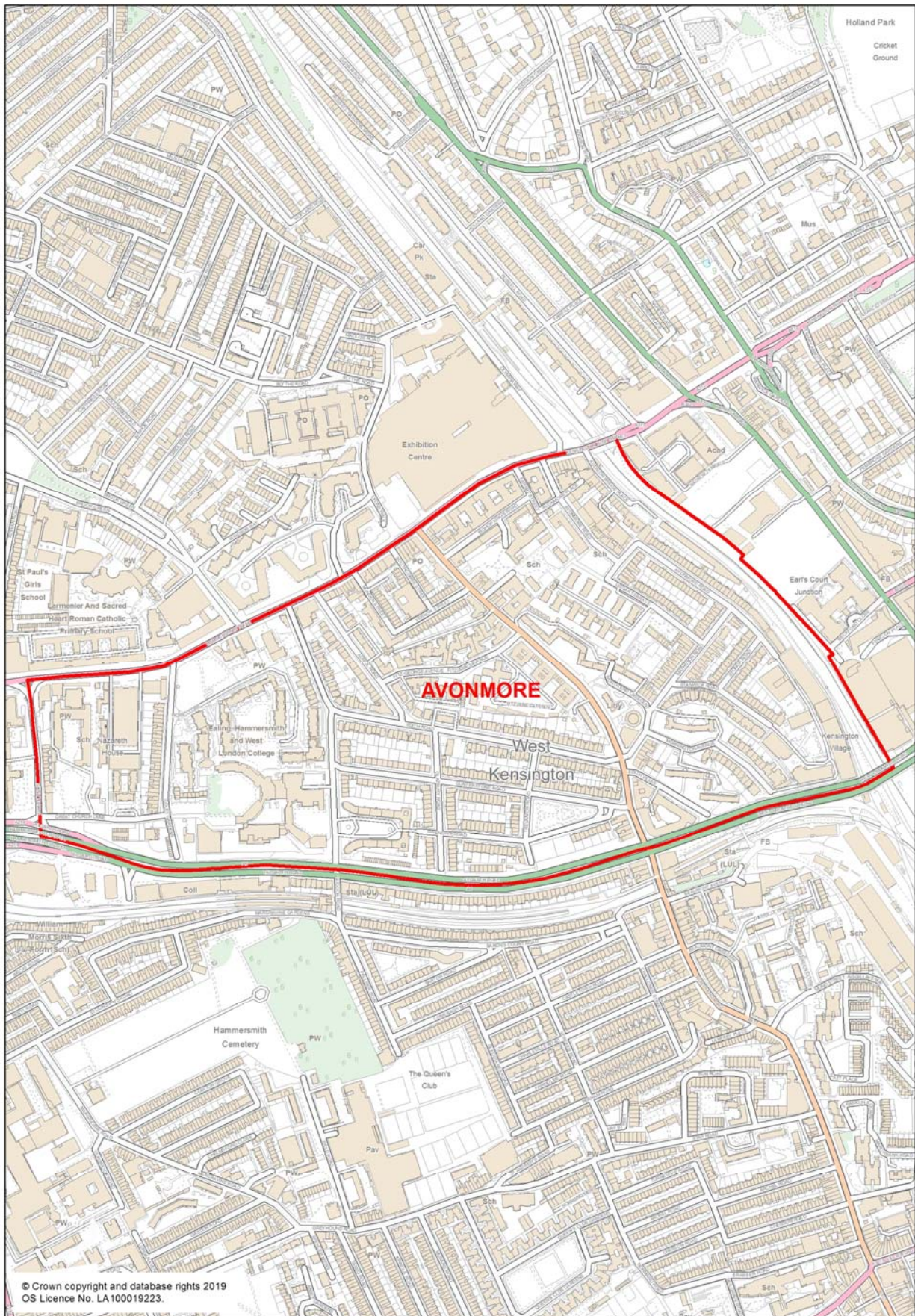
Addison ADC polling district (part)

Addison Gardens
196-240 Blythe Road inc Cornwall Mansions
2-74 even Bolingbroke Road
Lakeside Road
Netherwood Road
23-61 and 60-80 Richmond Way inc Addison Park Mansions
36-44 even Rockley Road
37-53 odd Shepherd's Bush Road

Shepherd's Bush Green SBC polling district (part)

Bamborough Gardens
7-39 Goldhawk Road
Wells Road
Woodger Road

Avonmore ward



Avonmore ward street index

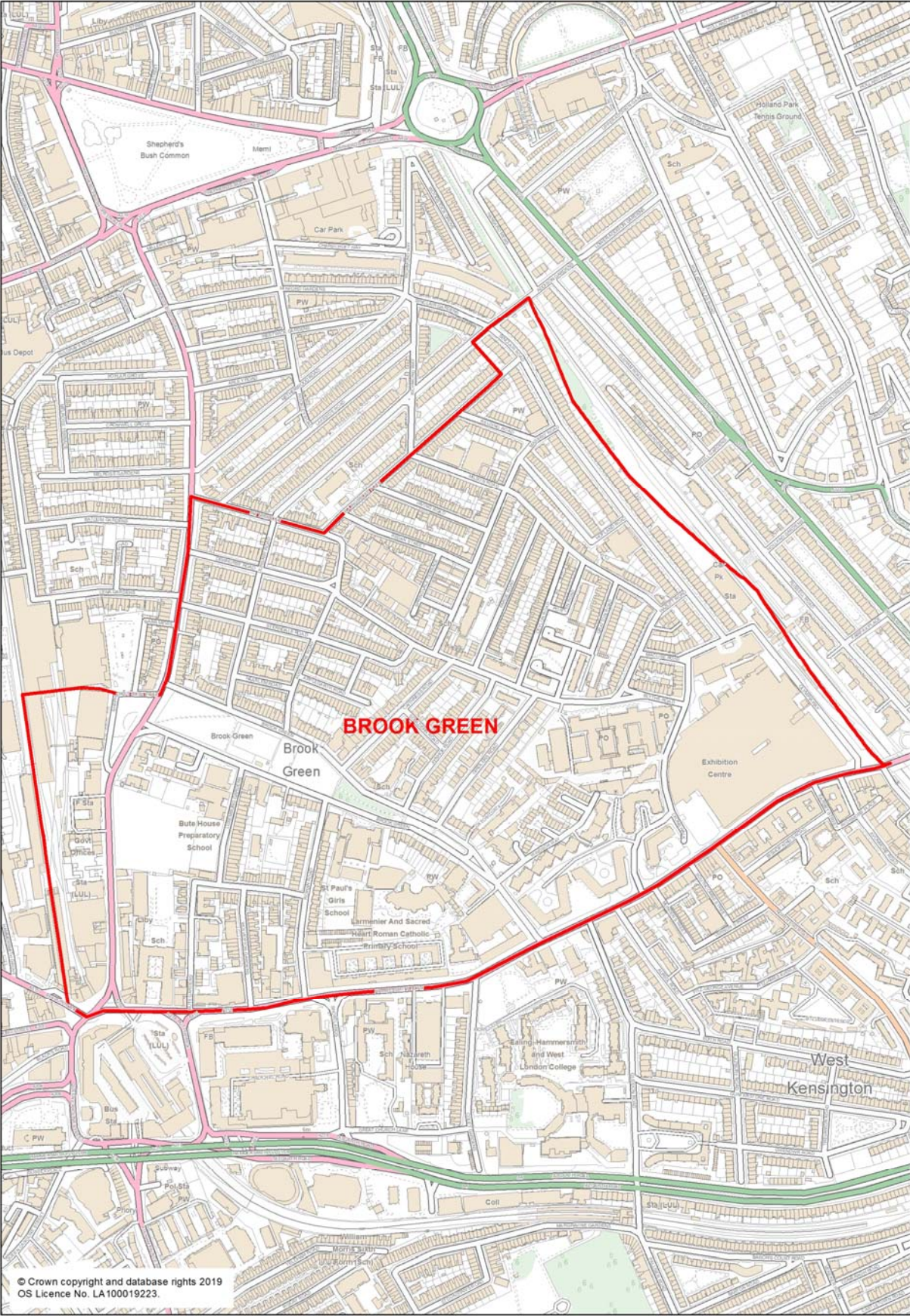
Avonmore and Brook Green ABC polling district (all)

Auriol Road
Charlotte Mews
Colet Gardens
Edith Road
Fitzgeorge Avenue
Fitzjames Avenue
Glazbury Road
Gliddon Road
Great Church Lane
Gunterstone Road
Gwendwr Road
85-157 Hammersmith Road
Nazareth House, Hammersmith Road
Llewellyn Mansions, Hammersmith Road
Lily Close
More Close
Munden Street
6-70 North End Road
Shortlands
Southcombe Street
Trevanion Road
Vernon Street
Waterhouse Close

Avonmore and Brook Green ABD polling district (all)

Addison Bridge Place
Avonmore Road
Bishop King's Road
Earsby Street
Edith Villas
Gorleston Street
3-13 Hammersmith Road
Argyll Mansions, Hammersmith Road
Glyn Mansions, Hammersmith Road
Lisgar Terrace
Matheson Road
Mornington Avenue
North End Crescent
31-45 North End Road
Burne Jones House, North End Road
Stanwick Road
Stonor Road
West Kensington Court

Brook Green ward



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Brook Green ward street index

Addison ADC polling district (part)

Augustine Road
123-183 Blythe Road
1-91 Bolingbroke Road
Dewhurst Road
Dunsany Road
Haarlem Road
59-129 odd Shepherd's Bush Road
Sterndale Road

Addison ADD polling district (all)

Applegarth Road
61-99 and 114-190 Blythe Road
Blythe Mews
Fielding Road
Hofland Road
Irving Road
Masbro Road
Milson Road
Redan Street
Sinclair Road
Springvale Terrace
1-45 and 2-40 Sterndale Road

Avonmore and Brook Green ABA polling district (all)

Aynhoe Road
Brook Green
Caithness Road
Girdlers Road
Latymer Court, Hammersmith Road
Luxemburg Gardens
Rowan Road
Souldern Road
Windsor Way

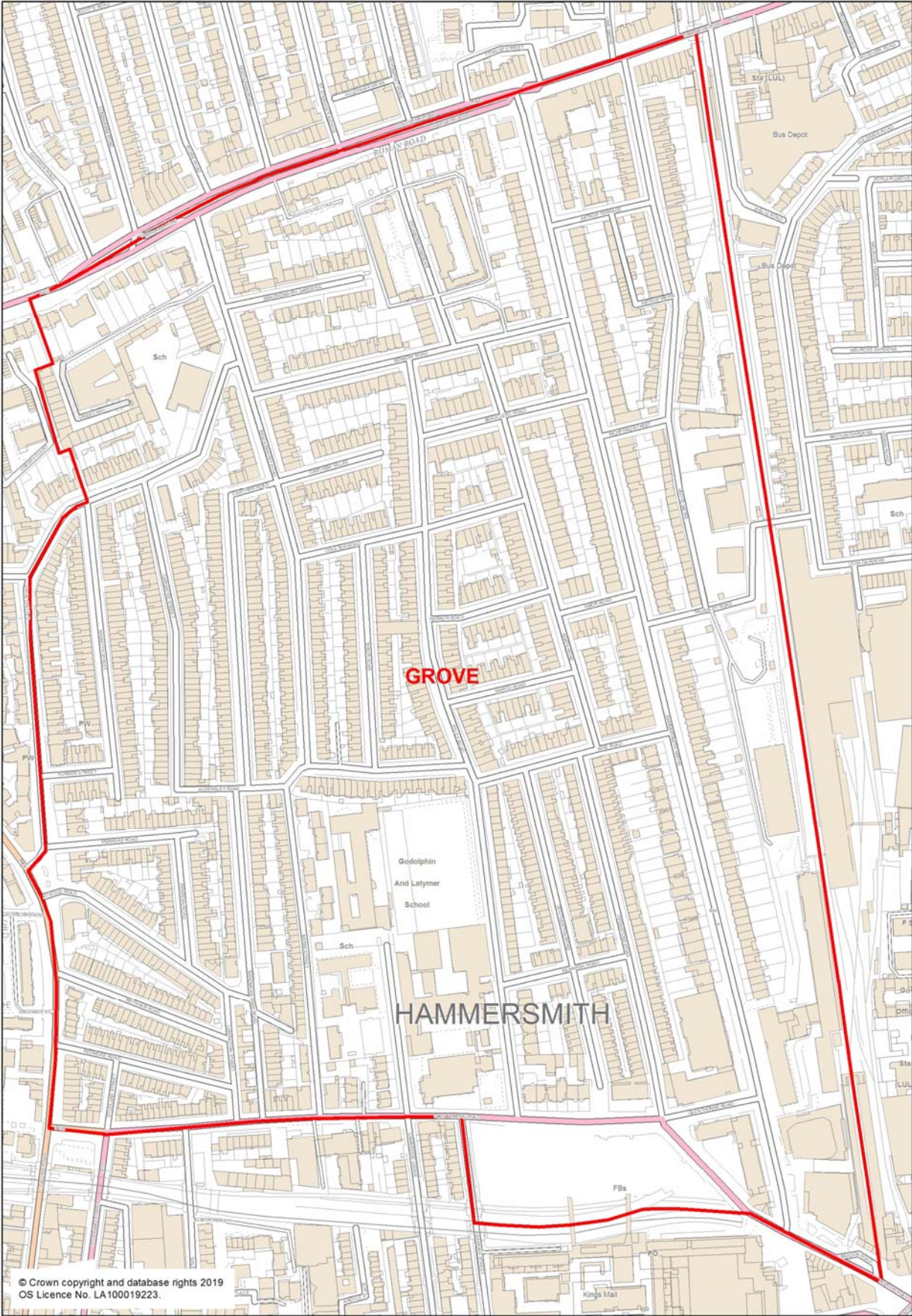
Avonmore and Brook Green ABB polling district (all)

Beaconsfield Terrace Road
Kensington West, Blythe Road
Walpole Court, Blythe Road
Boswell Court, Blythe Road
43 and 24-58 Blythe Road
Brangwyn Court, Blythe Road
Calcott Court, Blythe Road
Coleridge Court, Blythe Road
Elgar Court, Blythe Road
Thackeray Court, Blythe Road
Eagle House, Blythe Road
St Mary's Court, Blythe Road
Ceylon Road
Faroe Road
Gratton Road
Hazlitt Mews
Hazlitt Road
Maclise Road
Porten Road

Hammersmith Broadway HBC polling district (part)

Bute Gardens
Hammersmith Broadway inc Belushis
204-206 Hammersmith Road
Rowan Terrace
IQ Hammersmith, Shepherd's Bush Road
Carnegie House, Shepherd's Bush Road
The Old Fire Station, 244 Shepherd's Bush Road
Wolverton Gardens

Grove ward



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Grove ward street index

Hammersmith Broadway HBA polling district (all)

Agate Road
Aldensley Road
Astrop Mews
Astrop Terrace
Augustus Close
Beauclerc Road
Benbow Road
Brackenbury Gardens
Brackenbury Road
Carthew Road
Carthew Villas
Coulter Road
208-220 Dalling Road
67-163 odd Goldhawk Road
Grove Mews
121-213 and 138-244 Hammersmith Grove inc Verulam House
Iffley Road
Richford Street inc Richford Gate
Sycamore Gardens
Tabor Road

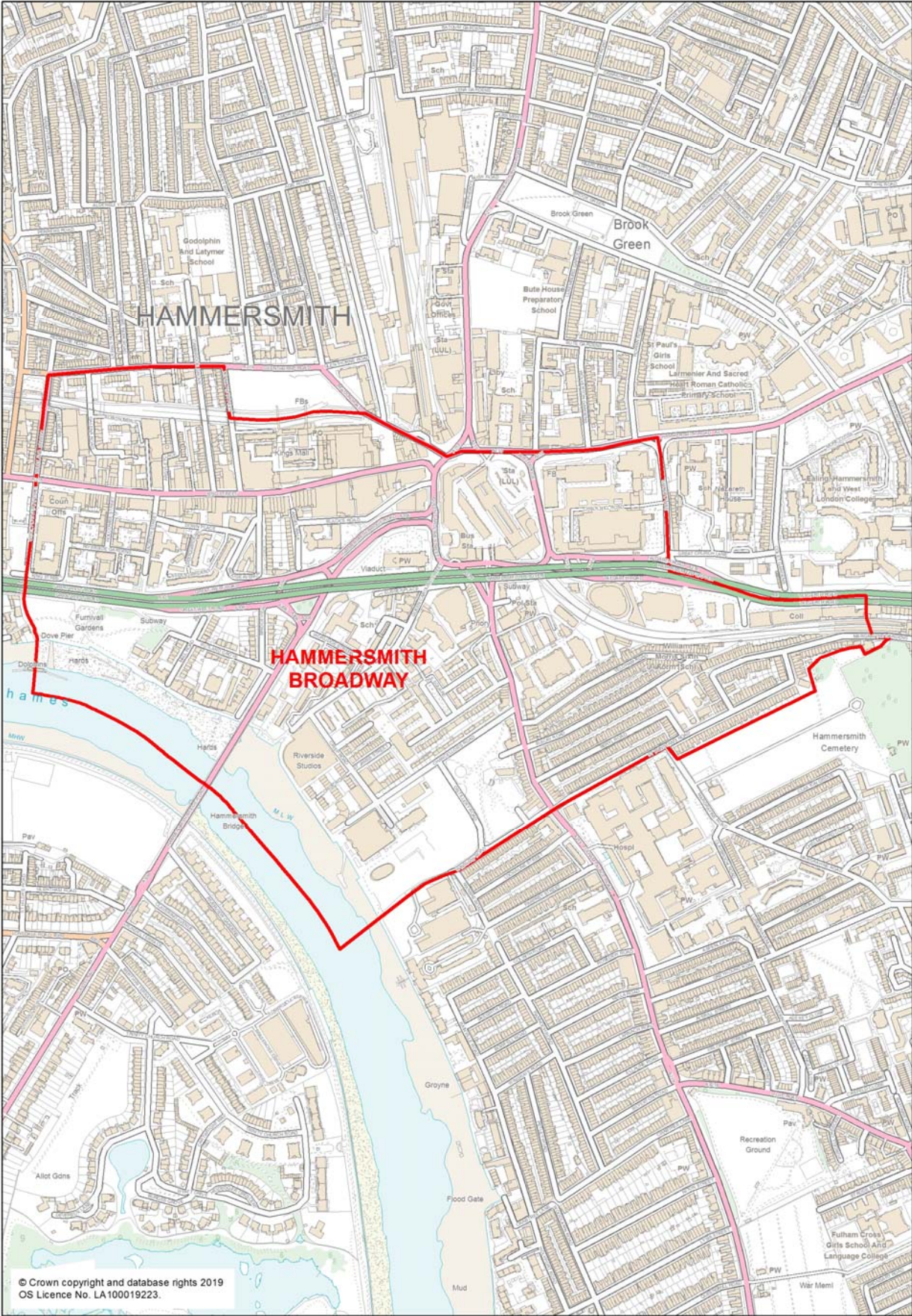
Hammersmith Broadway HBB polling district (part)

Adie Road
Agate Road
Aldensley Road
Amor Road
Banim Street
Beadon Road
31-61 and 32-54 Cambridge Grove
Felgate Mews
59-129 and 42-58 Glenthorne Road
39-105 and 32-134 Hammersmith Grove
Hebron Road
Iffley Road
Kilmarsh Road
2-22 Leamore Street
Marco Road
Overstone Road
Southerton Road

Ravenscourt Park RPC polling district (part)

Atwood Road
Bradmore Park Road
Cardross Street
68-200 even Dalling Road
Furber Street
70-126 Glenthorne Road
Lamington Street
Nasmyth Street
Perrers Road
Raynham Road
Redmore Road
Vinery Way

Hammersmith Broadway ward



Hammersmith Broadway ward street index

Fulham Reach FRA polling district (part)

Beryl Road

1 Chancellor's Road

Distillery Wharf, Chancellor's Road

101-127 and 70-112 Fulham Palace Road

Parr's Way

Regatta Lane

54-132 even St Dunstan's Road

Tierney Lane

Fulham Reach FRB polling district (part)

5-69 and 2-90 Margravine Gardens

1-101 and 2-52 St Dunstan's Road

Hammersmith Broadway HBB polling district (part)

Albion Mews

1-23 and 4-26 Cambridge Road

30-44 Leamore Street

2-42 Studland Street

Hammersmith Broadway HBC polling district (part)

Angel Walk

Argyle Place

Aspen Gardens

Blacks Road

Bridge Avenue

Clifton Walk

Down Place

Galena Road

89-109 and 102-144 King Street

Ashcroft Square, King Street

Macbeth Street

Riverside Gardens

Hammersmith Broadway HBD polling district (all)

Biscay Road

Bridge View

2-60 even Chancellor's Road

Chancellor's Street

Crisp Road

Guinness Buildings, Fulham Palace Road

87-99 and 28-66 Fulham Palace Road

Peabody Estate, Fulham Palace Road

Hammersmith Bridge Road

Lower Mall

Mall Road

Queen Caroline Street

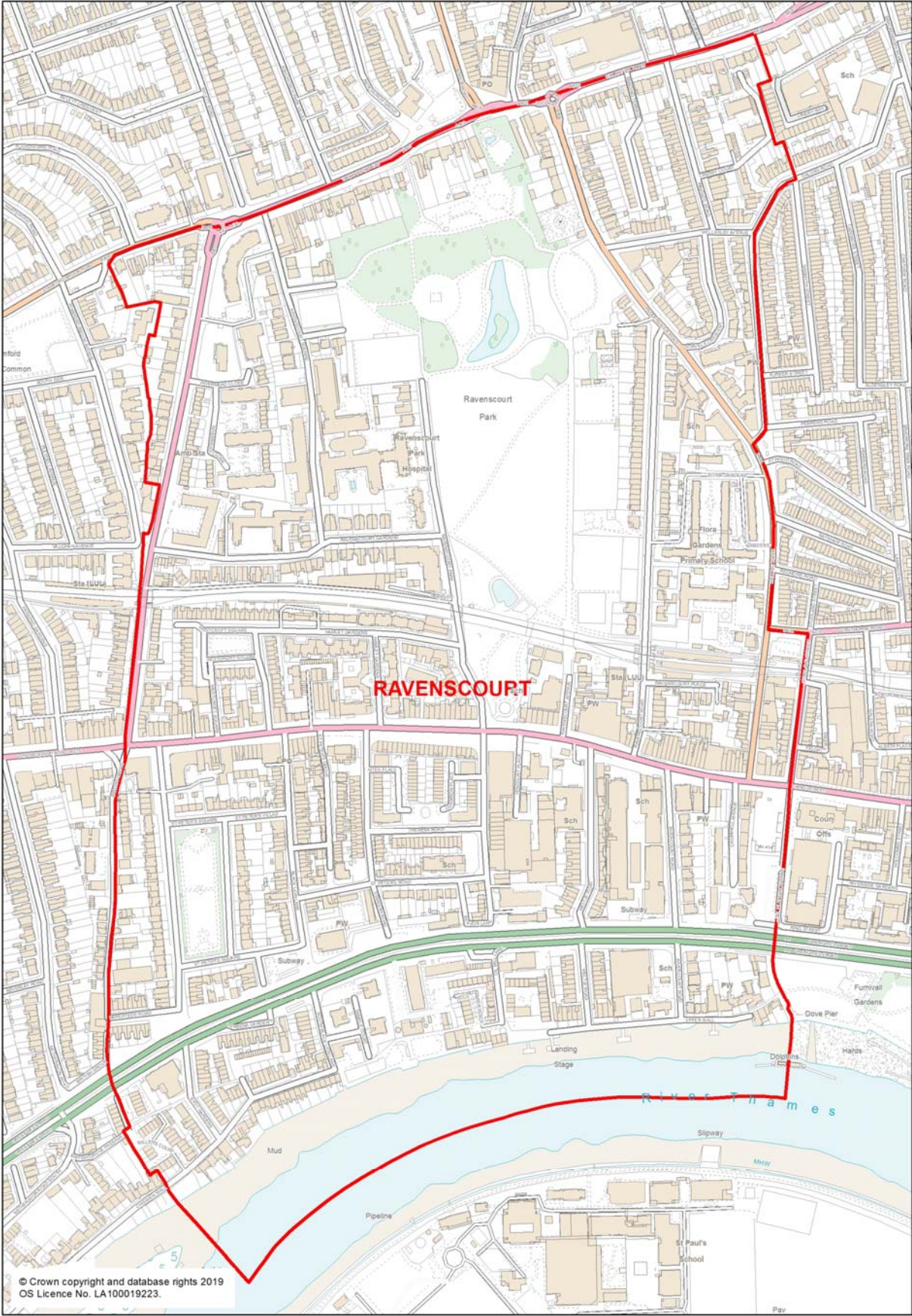
Rutland Grove

St James Street

Worldidge Street

Yeldham Road

Ravenscourt ward



Ravenscourt ward street index

Hammersmith Broadway HBB polling district (part)

2-16 Dalling Road

1-23 odd Studland Street

Ravenscourt Park RPA polling district (part)

263-359 and 322-370 Goldhawk Road inc Stamford Court

Invermead Close

Ravenscourt Gardens

Ravenscourt Park

Ravenscourt Square

5-25 Stamford Brook Road

Ravenscourt Park RPC polling district

59-205 odd Dalling Road

Dorville Crescent

Flora Gardens

165-249 Goldhawk Road inc Brading Terrace

Paddenswick Road

15-105 and 30-98 Ravenscourt Road

39-54 Studland Street

Wellesley Avenue

Wingate Road

Ravenscourt Park RPD polling district

Aiten Place

Beavor Lane

Berestede Road

Black Lion Lane

British Grove

Chambon Place

Cromwell Avenue

3-31 Dalling Road

377-417 Goldhawk Road

Hamlet Gardens

273-393 and 184-366 King Street

Cromwell Mansions, King Street

Ravilious Mansions, King Street

Westcroft Court, King Street

55-59 and 52-58 North Eyot Gardens

27-31 North Verbena Gardens

Paradise Gardens

Ravenscourt Avenue

2-6 Ravenscourt Park inc Derwent Court

Ravenscourt Place

1-5 and 4-16 Ravenscourt Road

1-15 Rivercourt Road

St Peter's Grove

St Peter's Road

St Peter's Square

St Peter's Villas

Standish Road

Theresa Road

Vencourt Place

35-59 and 38-68 Weltje Road

Westcroft Square

Ravenscourt Park RPE polling district

British Grove South

Chiswick Mall

Eyot Gardens

Bazalgette Court, Great West Road

Clarke Court, Great West Road

Hammersmith Terrace

Lord Napier Place

Mulberry Place

25-31 Rivercourt Road

South Black Lion Lane

Upper Mall

Verbena Gardens

1-19 and 2-20 Weltje Road

West Fulham

Comprising the current wards of Fulham Reach, Munster, Palace Riverside, the majority of Town and a minority of Fulham Broadway and Parson's Green & Walham

Many districts of London have areas within them identified as "Fields" where nowadays there is little sign of anything resembling such. Fulham Fields is no exception.

The exact area the fields covered is hard to define: St Andrew's Church, Fulham Fields up on Greyhound Road is probably farther north than most experts would regard the fields as extending to. Rocque's map suggests the area was bounded by Fulham Palace Road, Lillie Road, Dawes Road and Colehill Lane-Bishops Road. To put it another way, the fields covered the area between the five settlements that founded Fulham: Fulham Town, Parson's Green, Walham Green, Sands End and North End.

This section of our submission covers Fulham Fields and Fulham Riverside; SW6 west of Rylston Road, Kelvedon Road, Parson's Green and Broomhouse Lane. For this submission we have further split this area into the centre-west of Fulham: those wards inside the boundary of Lillie Road, Fulham Palace Road and New King's Road; and those around the outside of these bounds.

For almost the entire municipal history of Fulham the boundary just described, starting north at Rylston Road, has formed the line between East and West Fulham; and has been reflected in its wards. The only time it has not been respected was in 2002 when drawing atypical 3-member wards and seeking exactitude in balancing electorates mattered more than respecting communities of interest.

We do not wish to oversell the significance of this boundary. None of the roads through which it runs are major - they may be rat-runs but they're residential backstreets. Likewise, few residents of Fulham would describe themselves as living in "East Fulham" or "West Fulham". Nonetheless, there are distinct differences between the two sides of Fulham.

Fulham developed from the east - unsurprising as London grew out from the centre, not in from the suburbs. It is far more densely packed than the western side, with fewer and generally smaller open spaces, and without the river Thames to impose a sense of space on it.

East Fulham has higher levels of deprivation and in larger pockets than West Fulham, though both sides have specific pockets of great affluence too. More of the eastern side of Fulham was either bomb-damaged during World War 2 or identified as needing to be cleared of slums following it. It therefore follows that the larger of Fulham's post-war council estates are found in the east.



Even as far back as 1746 the roads that formed that east-west divide can be seen in Rocque's map, above. They are among the first tracks, then roads, then paved roads, to be developed here. They formed the basis for how Fulham arose around them. In other words: a significant boundary does not have to be a significant *physical* boundary. It is possible for us to draw wards that reinstate that boundary - and if we can why should we not if that is the best way to deliver convenient, effective and meaningful local governance?

Further on in this chapter we look at how Fulham Palace Road acts as a physical boundary for part of its length whilst being a focal point of the community elsewhere. South of Lillie Road, Fulham Palace Road should be regarded as a physical boundary. It has been so throughout this borough's history, and only was not during Fulham Borough Council's existence because when its wards were drawn in 1900 this area west of Fulham Palace Road was largely undeveloped. In other words it only wasn't a boundary because there was nothing to divide in this area at that point.

The map below, dating from about 1870, shows how development spreading from the east had reached Munster Road (the left-hand pink boundary line we've added); that some tentative roads across what became Colehill ward had been built - notably Gowan Avenue which we've coloured blue, in the south centre. Another feature worth noting from this map is that what became Sherbrooke ward - the square bordered in pink, was almost fully developed by then, and has maintained that layout almost unchanged ever since.

Munster ward

We will return to Fulham Riverside later. But to the east of Fulham Palace Road, there are only two ways to draw wards. Either Munster Road is used as a boundary, creating a long, relatively narrow ward from Lillie Road down to Fulham Road or, perhaps, New King's Road. Or Munster Road is used as the centre-point of a ward running east to west rather

than north to south. In a way the current Munster ward attempts both approaches: it runs down the western side of Munster Road in the south and spreads across it in the north.

Aside from Munster Road, a very few shops along Lillie Road, and a sprinkling of convenience stores elsewhere, this is a uniformly residential part of Fulham. There are stylistic differences in housing styles between the western (Colehill) and eastern (Sherbrooke) sides of Munster Road, but each side conforms to a densely-packed grid of terraced streets.

Like Fulham Palace Road north of Lillie Road, Munster Road is a shopping centre - the focal point of so-called "Munster Village", but further south, past Bishops Road and Gowan Avenue it becomes a mainly residential street. The Munster Village aspect of this road in the main lies north of Kingwood Road - the shops tend to be found on the western side of the road. South of this point there are occasional corner shops and, either side of Colehill Lane, another small cluster of mainly cafes and takeaways, but the nearer one gets to Fulham Road the more residential Munster Road becomes.

Shops are not the sole focal points of the community: Fulham's boys' secondary school: Henry Compton; and its girls' secondary school: Fulham Cross, are both in the ward - the latter at the top of Munster Road. There is a small business park south of Wyfold Road.





Munster Road at the junction of Aintree street and Rowallan Road: the heart of the Munster Village area, lined with shops and cafes, and with side streets spurring off it making it the centre of this community

In considering a warding plan for this area we first looked at whether we could recreate Colehill as a 2-member ward, using Munster Road as a boundary along its eastern length. But Colehill with a southern boundary of Fulham Road is far too small, and extending the ward to the end of Munster Road at New King's Road makes it too big (yet too small to be a three-member ward).

We also felt that, even if the numbers worked for such a ward, most of the roads between Fulham Palace Road and Munster Road run east-west with no thread linking them through their middle. There is no real connection between, say, Colehill Lane towards the south, and Kingwood Road towards the north. So even if the numbers added up, just lumping roads together because they stack one on top of the other is not the best answer.

In contrast, how the streets align on both sides of Munster Road towards the north end of this road is clearly different from the way the southern end was planned.

Now we return to the aspects we highlighted on that 1870 map on the previous page: Fulham Palace Road, Gowan Avenue and the boundary of the old Sherbrooke ward - east of Munster Road. Our view is that everything within this area has a community of interest focussed on Munster Road; whereas everything south of it is not centred on Munster Road - it is oriented towards Fulham Road.

The northern part of this area west of Munster Road differs from the southern part not just because the roads orientate differently but because they are

essentially severed from the northern streets by their original design and because successive councils have acted to prevent rat-running by instituting road closures that separate them further.



Munster Road further south just past Horder Road: virtually no shops and fewer streets leading off it. Not really the centre of the community, just a street off Fulham Road here

Here can be found the five avenues: Burnfoot, Hestercombe, Oxberry, Ringmer and Waldemar; accompanied by a long terrace of elevated town houses on Fulham Palace Road, plus Colehill Lane, Vera Road and some much smaller side streets. They differ from the north in terms of their style and feel; there are large mansion block developments in this area; there are also three and four storey town houses, atypical of the design of the streets to the north, much more typical of the style of streets found elsewhere off Fulham Road.



Waldemar Avenue: three storey town houses and mansion blocks: of an entirely different character to most of the area either side of the northern end of Munster Road. These Avenues lead off Fulham Road like most of the rest of Town ward does.

Hestercombe, Burnfoot and Ringmer Avenues are of a piece with, say, Lilyville and Radipole Roads further up Fulham Road. They are not of a piece with Strode Road, Orbain Road or Mablethorpe Road either side of Munster Road.

This is one of the major reasons why these southern roads were traditionally part of Town ward - not

Colehill. Only since 1978 have they been in Colehill or Munster rather than Town. The pre-1978 and pre-1965 Town wards are not dissimilar to the Town ward we are proposing.

But before we get to Town, let's look at the area east of Munster Road. Sherbrooke ward became the smallest of the borough's wards as houses that had been divided into cramped flats were converted into still relatively small single homes. It was a near perfect oblong bounded by Lillie Road, Munster Road, Bishop's Road, Goaters Alley (a path behind Homestead Road) and Rylston Road, with Dawes Road bisecting it diagonally.

Although still far too small to exist as a ward in its own right (it is actually slightly too large to justify a one-member ward nowadays), Sherbrooke made sense as an electoral division: it was a cohesive set of streets running off Munster Road and Dawes Road. Almost all of Sherbrooke became part of Munster ward in 2002.



Rosaline Road facing towards Munster Road. This cottage-style of housing is typical this side of Munster Road: tightly-packed terraces of what were workers cottage, often divided into flats.

As Munster Road is a focal point of the community we believe that the creation of a cross-Munster Road ward made sense in 2002 and makes sense today. We do not feel that a 3-member ward is the best way to represent this community: it would have to include too many extraneous streets which would reduce its cohesiveness.

So, we propose a smaller 2-member ward, bounded by Fulham Palace Road in the west, Gowan Avenue and Bishop's Road in the south; Filmer Road, Dawes Road and Rylston Road in the west; and Lillie Road and the rear of Strode Road in the north. We propose to retain the name "Munster".

Including the whole of the Sherbrooke "square" of streets would make this ward too big. We could move the ward's western boundary a few streets north of Gowan Avenue, but we prefer a different remedy. In the south-eastern corner lies what estate agents call the "Ville Triangle": Brookville, Marville, Parkville and Rosaville Roads, plus Moore Park Road and Homestead Road bookending them. This is a set of streets furthest away from Munster Road: a cohesive set of sister streets and we propose transferring them to Town ward to even up electorate numbers here.

Our revised 2-member Munster ward would be 8.1% above the electoral quota if it existed today, improving to 2.2% above quota in 2025.

Fulham Town ward

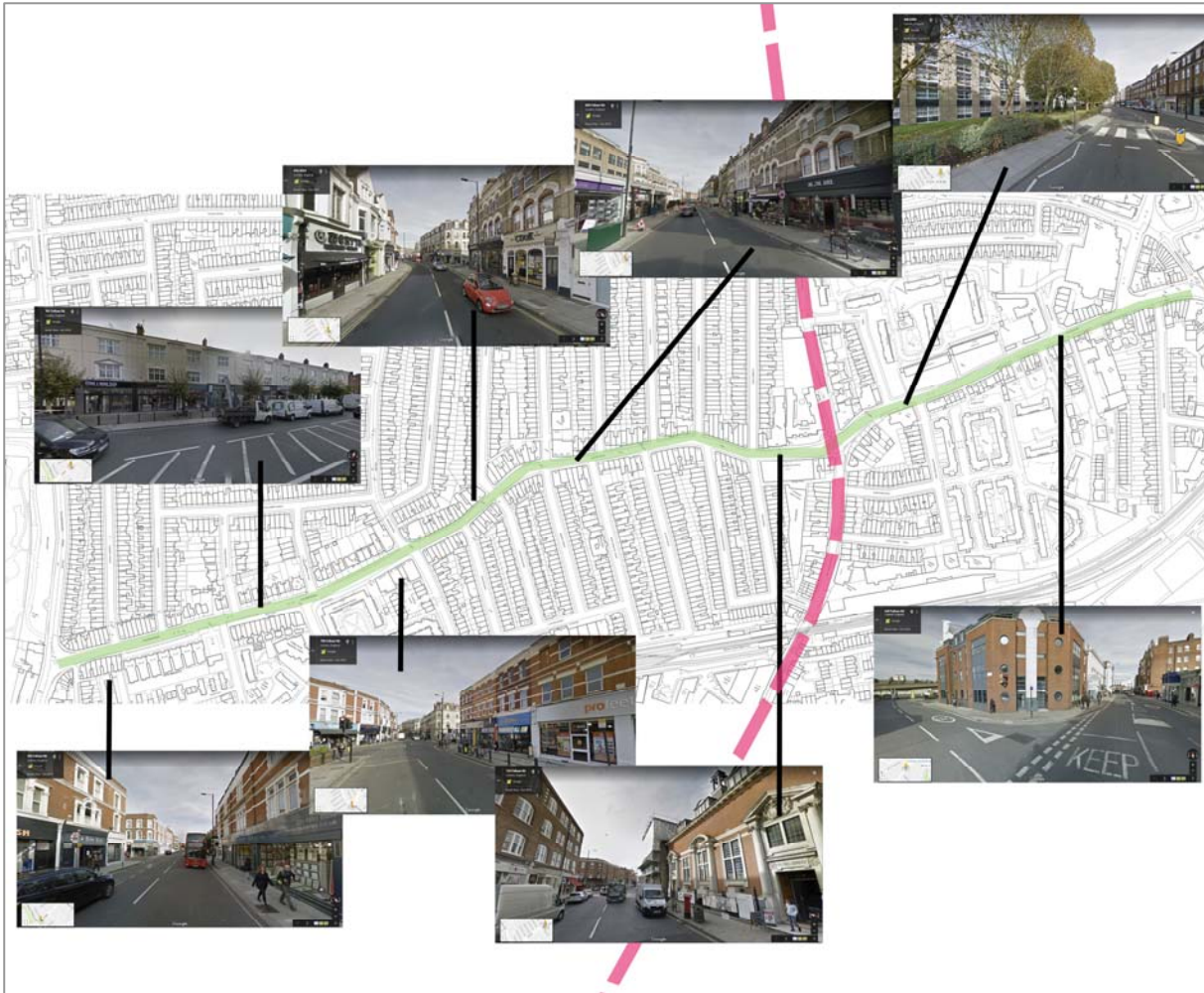
The southern half of Fulham Fields is covered by Town ward; an inverted L-shaped ward covering most of Fulham Road and the residential roads leading off it to its north and south.

Town is the historic centre of Fulham: Fulham's high street is not North End Road, not Munster Road and not Fulham Broadway - it is here in the west, the thoroughfare linking Putney Bridge to the wider area and on into central London.



Fulham Pottery on the corner of Burlington Road and New King's Road, just behind Fulham High Street. This is the heart of Fulham Town - the pottery's firing kiln still survives.

The area grew as it exploited its proximity to the Thames - as well as the bridge there was a nearby ferry service too. Its fertile soil made it ideal for growing flowers, fruit and veg (Mimosa Street and Fulham Park Gardens are named for this reason;



Dancer Road is named after one of the prominent market gardening families that grew wealthy here.

Fulham town became one of the more affluent corners of the borough. In 2002 nobody proposed retaining Town ward - the political parties had their own particular patterns of wards here but the Commission chose to retain the ward, expanding its electorate by bolting on an area either side of Fulham Road further east (what is now the TWC polling district, essentially).

Extending Town further along Fulham Road made sense to an extent though the new area was, to say the least, atypical of Town to the west. The orientation of Town has always been westbound because it was in the west that Fulham town began. This eastern section is very much oriented towards Fulham Broadway - indeed its eastern-most boundary IS Fulham Broadway.

Fulham Road west of Kelvedon Road and Parson's Green Lane is a focal point of the Fulham Town community: the shops, the cafes and restaurants lining both sides of the road. Fulham Library is here too.

East of this line Fulham Road is different.

One side is an ornamental green verge and boundary fence in front of Swan Court and Lancaster Court estates. The other side contains some very small shops and the dominating facade of the Fulham Court council estate and Fulham Fire Station, but essentially the estate and neighbouring Barclay Close face away from the road. Further on and you are in the heart of Walham Green; the southern periphery of the North End Road shopping centre and the more recent shopping arcade beside Fulham Broadway tube station.

The whole area is in that centre of influence; it is a long way from Fulham Town. We've illustrated in the

montage above how different those two ends of Fulham Road are from each other.

The six photos to the west of Kelvedon Road and Parson's Green Lane (the pink dashed line) show how continuous the shopping centre is all the way west to Fulham High Street. The two photos east of that line show how Fulham Road simply runs through and divides that part of it.

Therefore we wish to retain a 3-member Town ward but to revise its boundaries. First, we wish to unbolt the section of Town east of Kelvedon Road and Parson's Green Lane from this ward: it simply doesn't belong here.

To offset the loss of these 2,300+ electors, we propose transferring the parts of the current 3-member Munster that we were unable to include in our new, smaller Munster ward: the streets south of Gowan Avenue and the "ville Triangle" to Town ward.

Although "Town" has lost something of its meaning in a much larger, developed Fulham, anyone without local knowledge would struggle to place the ward on an unlabelled map; but we do think the name remains relevant. So we propose renaming this ward "Fulham Town" in order to make more sense in the context of a borough that includes Hammersmith, which of course has its own town centre.

Our revised 3-member Fulham Town ward would be 10.1% above the electoral quota in 2019, improving to 3.4% above in 2025 and, given that this area is essentially fully developed now, likely to continue improving thereafter.

Palace ward

We now turn to the outer section of West Fulham, between the river Thames and Fulham Palace Road and New Kings Road.

There are two most distinct districts covered by this area: the Bishop's Park area north of Fulham Palace; and Hurlingham, south east of Putney Bridge. Unlike

some districts the boundaries of both of these are very easy to define.

Hurlingham is the area bounded by New Kings Road to the north, Broomhouse Lane to the east, the river to the south and Putney Bridge to the west.

The Bishop's Park estate: the grid of roads between Fulham Palace Road and Stevenage Road, runs north from Bishop's Park Avenue to Niton Street.

These roads were named alphabetically: Bishop's Park Avenue, Cloncurry, Doneraile, Ellerby, Finlay, Greswell, Harbord, Inglethorpe, Kenyon and Langthorne, though beyond this the naming goes a little haywire, even though the streets are part of this same estate.



Woodlawn Road, running through the centre of the Bishops Park estate with Greswell Street, one of the alphabet roads, on the left

These two areas have had a somewhat turbulent electoral history. As we saw in the 1870 map of Fulham the Bishops Park estate was undeveloped at that time and was part of the huge Munster ward. Hurlingham at that point had its own ward.

When Hammersmith and Fulham were amalgamated in 1965, the Bishops Park estate was paired with the Crabtree estate to form one long ward between Chancellors Road and Putney Bridge west of Fulham Palace Road. Hurlingham became part of a Parson's Green ward that straggled across central Fulham all the way north to Dawes Road.

Then, in 1978, Palace ward was created, fusing Hurlingham and the Bishop's Park estate together. In fact this two-member ward did not manage to unite the whole of the Bishop's Park area: it was divided by

a boundary down Inglethorpe Street with all north of it being kept in Crabtree ward.

In 2002 the administration proposed a three-member Palace ward, taking in the western part of Town ward and uniting all of the Bishops Park estate in this ward. The Opposition proposed a separate Hurlingham ward. In the event, a 2-member Palace ward was retained by the Commission, keeping all of the Bishops Park estate together but splitting Hurlingham in two. All south of Hurlingham Road stayed in Palace; everything north was transferred to the new Parson's Green and Walham ward.



Hurlingham Road at the junction of Grimston Road. This almost entirely residential road is the centre of the Hurlingham community and should not serve as a ward boundary

Hurlingham Road is just a residential back-street - something of a rat-run but not a road that would normally be considered as a boundary, given so doing splits a community in half.

So for over forty years, while Palace ward has existed to represent these two significant Fulham communities, no-one has actually managed to ward them together in their entirety. But it can, in fact, be done.

Before we outline how, it is worth considering whether a ward covering two physically quite separate communities with Bishop's Park, Putney Bridge and the grounds of Fulham Palace between them should continue. We do. One reason is the electoral arithmetic. The area to the west of Fulham Palace Road from Chancellors Road to Putney Bridge contains just over 6,700 electors - too large for a 2 member ward; far too small for a 3-member.

There is also the important fact that the communities at the north end of Fulham Palace Road fought tooth-and-nail against being bolted on to Palace Riverside

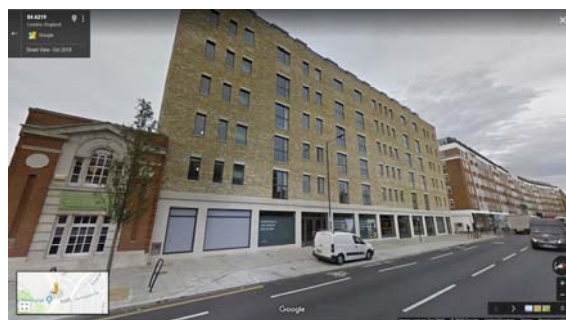
ward at the last review to the extent that they persuaded the commission to create Fulham Reach ward instead. We do not believe sentiment has changed there, in which case a 3-member Palace Riverside becomes almost impossible because there is insufficient area to expand it into without it becoming a behemoth ward of the sort we are trying to do away with rather than create more of.

Hurlingham has about 2,800 electors (the PGA and PGC polling districts minus the bit of PGC by All Saints Church) so could justify a single member ward in isolation but with that much larger Bishops Park estate area north of Putney Bridge without an appropriately-sized ward.

But there are strong positive reasons, aside from the electoral arithmetic, to justify the retention of Palace ward.

First, yes these areas are physically separated but they are hardly apart. As we said in the boundaries and communities chapter of this submission, we don't live in some vast rural district with mountain ranges, mainline railway lines, great lakes and motorways dividing communities from each other - Hurlingham and the Bishop's Park estate are just one park apart from each other - a park that is a focal point, not a divide. It takes five minutes to cycle from Bishops Park Road to Ranelagh Gardens.

Second, there is an "in-between" community - small but growing - somewhat connecting the two areas around Fulham High Street and All Saints Church.



The Palace Riverside side of Fulham High Street. As well as the new-build "Bishop's Gate" block and Parkview Court beyond it, there is also a cluster of homes in Church Close behind All Saints Church. This is the "in-between" community that helps unite the two sections of Palace ward.

And yes, Putney Bridge and the Wimbledon Branch District Line are physical divides. They also - the District Line station in particular - draw large numbers of people into the Hurlingham fringes every day - and a dozen bus routes service either the bridge or the tube station. The bridge and the railway connect these areas with wider Fulham far more than they might isolate or divide them from each other.

Fulham Palace itself also unites the community: its grounds do not divide it. The palace is the traditional home of the Bishop of London: it is arguably the most important building in Fulham - indeed, it is of significance to London as a whole.

Thousands - probably hundreds of thousands - of volunteer hours by residents from Hurlingham and the Bishop's Park area (and beyond) have been invested over thirty years or more in getting the Palace back on its feet from the time a previous council attempted to sell it off, having allowed it to fall into scandalous disrepair. Today the Palace is enjoying a renaissance, its grounds and moat restored; its rooms and chapel restored; a new building for its museum which is used by schools and the wider community to explain the history of the Palace and Fulham more widely.



The entrance to Fulham Palace and to Bishop's Park at the end of Bishop's Avenue

All Saints Church is one of the most important churches in Fulham - iconic given it is seen by millions each spring at the start of the boat race, and twin of the even more important St Mary's Church (site of the Putney Debates) standing sentry on the south side of Putney Bridge. The Moat School in Bishop's Avenue, the tennis courts and garden centre and the vast Fulham Palace Meadows Allotments all occupy this space between the two communities - it is not some

inaccessible bloc of land that holds areas apart: it does the opposite. It brings the areas around it together.

The two sides of Palace ward are similar and have not suffered from being combined in the same ward for the past forty years. In fact, the bigger issue is that the ward has never quite managed to include the whole of both districts. As we wrote earlier, it is possible to do, given that Palace Riverside's electorate growth is not keeping up with that of the wider borough.

Hurlingham: the PRC and PGA polling districts combined, are projected to have 2,566 electors by 2025. The PRA and PRB polling districts of Palace Riverside, which include the Bishop's Park estate, are projected to contain 4,185. Simply lumped together the 6,751 voters are too many for a 2-member ward, and too few for a 3-member.

However, PRA covers more than just the Bishops Park estate itself: it includes a different, distinct riverside community that was split between Palace Riverside and Fulham Reach wards in 2002 but before that was united within the old Crabtree ward. We propose reuniting this area - the Fulham wharves - in Fulham Reach ward.



Blakes Wharves, north of Fulham Football Club, where Meadowbank Close and Rowberry Close sheltered housing blocks now are



The wharves house almost 700 voters in the Palace section alone. With their removal, plus some adjoining streets not part of the Bishop's Park estate we bring the electorate of this ward well within 10% of the electoral quota, improve the electoral equality of Fulham Reach, unite the wharves in one ward: Fulham Reach, and unite the entirety of the Bishop's Park Estate and Hurlingham in another: Palace.

We propose dropping the "Riverside" from this ward's name and returning to just "Palace". Fulham Palace is at the centre of the ward. The ward is obviously by the river, but it isn't unique in that respect: so too are Sands End, Fulham Reach, Hammersmith Broadway and Ravenscourt Park. "Riverside" is superfluous.

Our revised 2-member Palace ward would be 12.2% above quota in 2019, improving to 5.3% by 2025.

There were eleven wharves in Fulham: Thames Wharf, Dorset Wharf, Palace Wharf, Crabtree Wharf, Rosebank Wharf, Tea Rose Wharf, Blakes Wharf, Wheatsheaf Wharf, Greyhound Wharf, Eternit Wharf and Stevenage Wharves.



Crabtree Wharf, where Adam Walk council estate now stands

The wharves performed a mix of uses from the boxing of aeroplanes for shipping at Palace Wharf to oil storage and transfer at Redline and National Benzole Wharves. To the north was the Manbre and Garton sugar processing factory: a massive gothic factory that could easily have formed the basis of a Dickens novel; and north of that the Distillers processing plant.

With a couple of exceptions these wharves were redeveloped from the 1970s onwards and today form a continuous ribbon of small riverside estates



Palace Wharf, with the most recently-opened stretch of the Thames Path beneath it, is right on the current Fulham Reach-Palace Riverside boundary. The Crabtree Tavern public house is immediately to the rear.

separate from both the Bishop's Park estate and the Crabtree estate. We submit that these riverside communities, utterly different in character, population, origin and purpose from the Bishops Park estate, have far more in common with each other than they do with the area away from the river. They form their own separate council conservation area: the Fulham Reach Conservation Area.

They include Cedar Lodge, Rowberry Close and Meadowbank Close: three of the highest quality sheltered housing schemes for local senior citizens that you will find anywhere in the country, with stunning Thames-side vistas.



The southern section of the wharves today. Adam Walk and Wheatsheaf Lane are the red-brick blocks on the left; the brown brick blocks and the tower are Rosebank; and beyond them are Meadowbank Close and Rowberry Close sheltered housing

Palemead Close, Millbank Close, Wheatsheaf Lane and Adam Walk are lovely, low density 1970s brick council estates of houses and maisonettes: again, some of the very best council homes anywhere in the UK. In their midst is Rosebank: a private brown brick

1970s residential development with a tower block that dominates the area.

There are two options as to how to ward these 700 electors, either of which is acceptable to us. The first is to recreate a single-member Crabtree ward incorporating the whole of the Crabtree estate (the area from Colwith Road to Crabtree Lane, west of Fulham Palace Road) with the riverside wharves. This ward could include the three streets north of the Crabtree estate: Parfrey, Lochaline and Winslow; or, they could be moved to Hammersmith Broadway where, along with King Henry's Reach they would bring that ward's electorate even closer to the quota.

The alternative is to simply add the Palace Riverside section of the wharves to what is currently Fulham Reach ward. On balance, we favour this option.

Fulham Reach was created in 2002 from almost all of the abolished Margravine ward, the northern half of Crabtree ward, and a few streets sandwiched between the Bayonne council estate and Queen's Club Gardens contributed from Normand ward. A very similar ward, then called Margravine, served the Fulham Borough Council for over sixty years.

We mention this simply to show precedent for uniting both sides of Fulham Palace Road - it was not such a groundbreaking idea when we proposed it back in 1999.



Fulham Palace Road at the junction with Greyhound Road. Charing Cross Hospital is in the background. The local shopping centre extends as far north as Chancellors Road and down Greyhound Road.

There was quite a struggle at the last review to establish Fulham Reach ward - the only part of the borough where the Commission was moved to alter its draft recommendations substantially. Those draft

recommendations had planned to extend Palace ward all the way north to Chancellors Road and retain a 2-member Margravine ward east of Fulham Palace ward.

In changing those plans after huge lobbying from the communities either side of Fulham Palace Road, the Commission wrote:

"Having considered the representations received at Stage Three, we note that the majority of the submissions regarding this area favoured creating a three-member ward, spanning both sides of Fulham Palace Road in the north, as proposed by the Administration Group and the Liberal Democrats.

"We have been persuaded that the Fulham Palace Road does, to an extent, act as a focal point for communities in this area and that there is some affinity between the areas either side of this road. In particular, we note the comments made regarding shopping and community facilities on the Fulham Palace Road and the paucity of communication links with the area to the south.

"We have therefore decided to move away from our draft recommendations in this area. We propose combining Margravine ward, as proposed in our draft recommendations, with the area to the north of and including Crabtree Lane, currently in Crabtree ward, to create a three-member Fulham Reach ward."



Fulham Palace Road further north with Charing Cross Hospital on the left, Melcombe Primary school top right, and further local shops on the corner of Parfrey Street

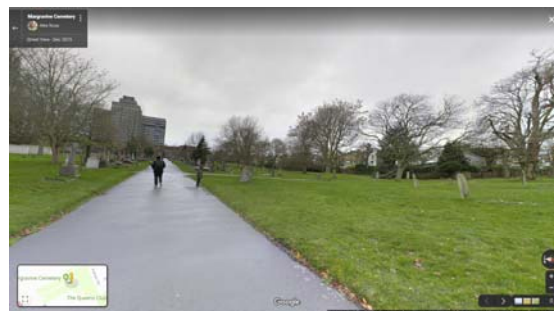
This was not simply a scuffle between political parties: a wide range of support for a cross-Fulham Palace Road Fulham Reach ward was submitted from the three largest Residents Associations: Crabtree Estate, Hammersmith Embankment and Field Road, the local

councillors and many local residents who signed a petition.

The arguments that Fulham Palace Road north of Lillie Road is a centre for the community: a local shopping centre replete with pubs, bars and restaurants; with Charing Cross Hospital bringing hundreds of people to the area every day, and with a growing population as the remaining riverside sites near completion are as true today as they were back then.

We support the continuation of Fulham Reach as a 3-member ward with the inclusion of the riverside wharves.

We have set out changes to the northern boundary of Fulham Reach with Hammersmith Broadway ward in the South Hammersmith chapter of our report. These remove the area north of Winslow Road and St Dunstan's Road from Fulham Reach. Charing Cross Hospital and Margravine Cemetery form a physical barrier separating the streets either side of them from each other, and the Hammersmith Embankment development (now renamed Fulham Reach) on the former Distillers site is also not of a part with the Crabtree estate and the three terraced streets north of it.



Margravine Cemetery looking back towards Charing Cross Hospital, with the rears of houses in St Dunstan's Road on the right. An obvious physical boundary.

The removal of this northern slice of Fulham Reach is projected to reduce the ward's electorate to just over 7,300 by 2025. This will be largely offset by our proposal to transfer Queens Club Gardens, containing 857 electors, to Fulham Reach from what is currently North End ward (discussed in the East Fulham chapter), and the southern section of the Fulham wharves from Palace Riverside - some 765 projected electors.

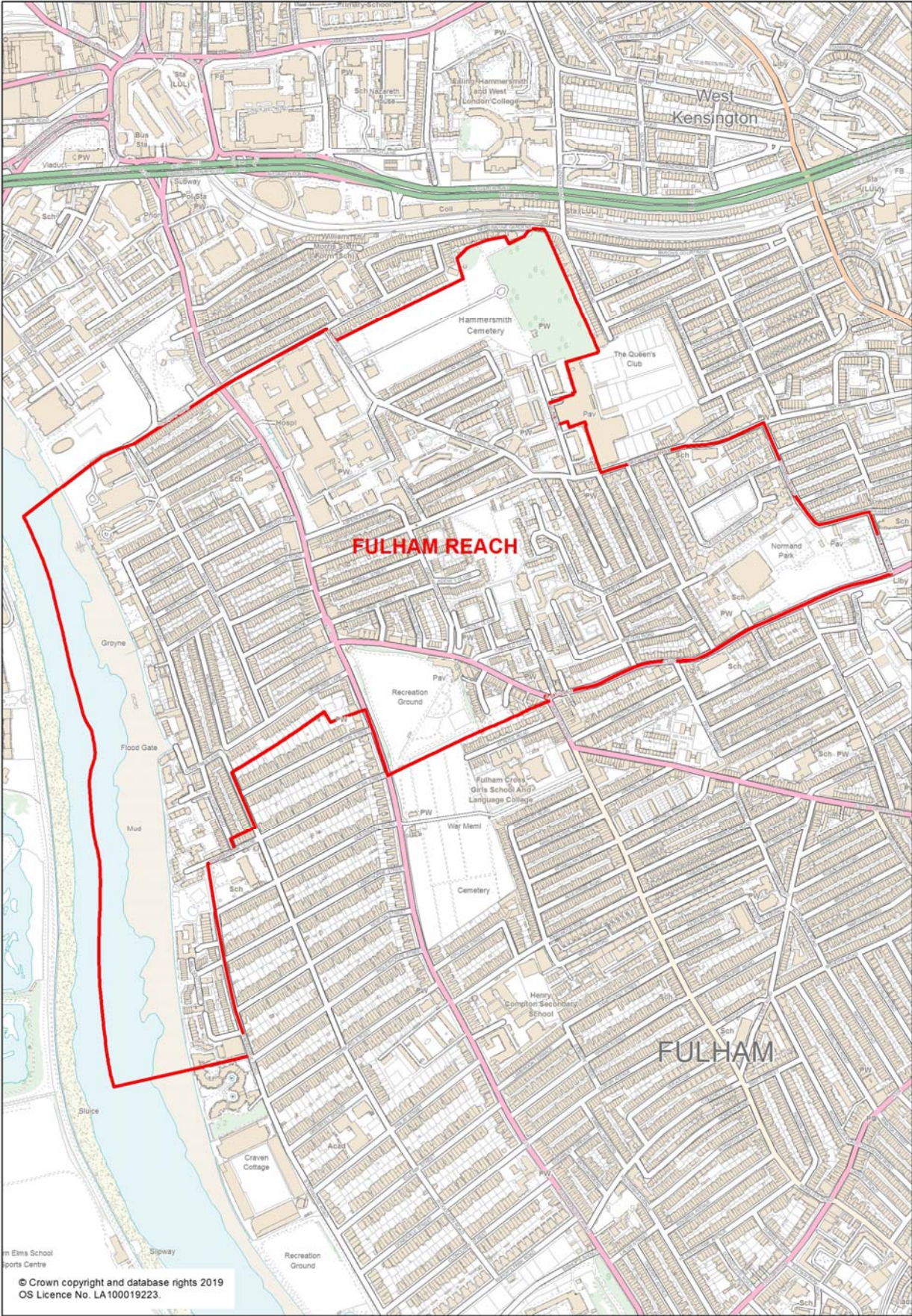
These revised boundaries for Fulham Reach strengthen the ward. The Winslow Road-St Dunstan's Road boundary makes more sense than the Chancellor's Road boundary, even though this is the historic boundary between Fulham and Hammersmith.

It enlarges the electorate in this southern area, giving it more political clout in Hammersmith Broadway, and unites roads like Beryl, Biscay and Yeldham with the rest of the area sandwiched between the hospital, cemetery, Broadway and railway line.

It unites the riverside wharves in one ward which are not easily or naturally divided from one another, and are of a different character to the Crabtree estate and Bishop's Park estate.

Our revised Fulham Reach ward would start out 10.8% above the electoral quota in 2019, improving to 5.5% by 2025

Fulham Reach ward



Fulham Reach ward street index

Fulham Reach FRA polling district (part)

Bowfell Road
Colwith Road
156-198 even Fulham Palace Road
Lochaline Street
Nella Road
Parfrey Street
101-157 consec Rainville Road inc Thames Reach
81-131 and 72-122 Rannoch Road
Rosedew Road
Skelwith Road
Winslow Road

Fulham Reach FRB polling district (part)

Chelmsford Close
Claxton Grove
Claybrook Road
Field Road
Gastein Road
77-183 and 56-132 Greyhound Road inc Greyhound Mansions
Margravine Road
St Albans Terrace
Spencer Mews
Tasso Road

Fulham Reach FRC polling district (part)

Aspenlea Road
Averill Street
Bothwell Street
2-60 even Crabtree Lane
Delorme Street
Ellaline Road
Everington Street
171-211 and 200-220 Fulham Palace Road
Cobbs Hall, Fulham Palace Road
Clifford Haigh House, Fulham Palace Road
3-67 and 2-54 Greyhound Road
Hawksmoor Street
Larnach Road
362-400 Lillie Road
Petley Road
1-39 consec Rainville Road inc Crabtree Hall
1-79 and 2-70 Rannoch Road
Silverton Road
Wingrave Road

Fulham Reach FRD polling district (all)

Abbey Gardens
Adeney Close
Ancill Close
Bayonne Road
Brecon Road
Crammond Close
Crefeld Close
Disbrowe Road
Everington Street
Humbolt Road
Kinnoul Road
Lampeter Square
Laundry Road
329-361 ad 234-326 Lillie Road inc Lillie Mansions
Lintaine Close
Moylan Road
Musard Road
Oakley Walk
Paynes Walk
Purcell Crescent
Wentworth Court

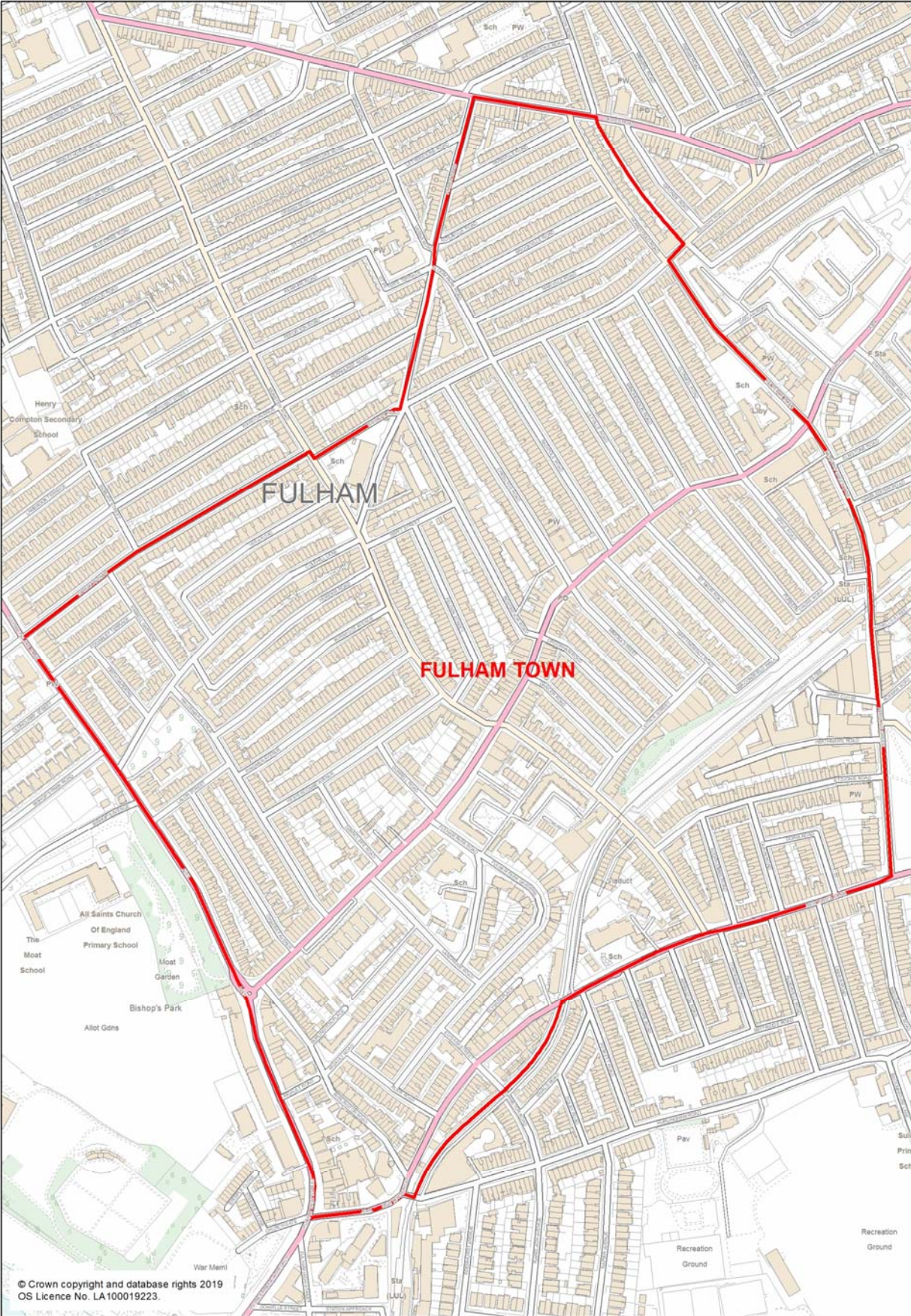
North End NEC polling district (part)

Normand Lodge and Normand Gardens, Greyhound Road
Normand Mews
Normand Road inc Queens Club Terrace and Normand Mansions
Queen's Club Gardens

Palace Riverside PRA polling district (part)

81-83 Crabtree Lane inc Adam Walk
Eternit Walk inc Ash and Cedar Lodges
1-43 and 2-46 Holyport Road inc Rosebank
Lysia Court, 90-92 Lysia Street
Meadowbank Close
Millshott Close
Palemead Close inc Water's Edge
Rowberry Close
83-145 Stevenage Road
Wheatsheaf Lane
1-48 consec Woodlawn Road

Fulham Town ward



Fulham Town ward street index

Munster MUB polling district (part)

78-120 Colehill Lane

Dere Close

Edgarley Terrace

Firth Gardens

349-399 Fulham Palace Road

1-117 Gowan Avenue

Kimbell Gardens

Munster MUC polling district (part)

30-146 Bishop's Road inc Marvic House

Bloom Park Road

Brookville Road

133-161 Dawes Road

1-51 Filmer Road

Homestead Road

Marville Road

Parkville Road

Rosaville Road

Salisbury Mews

Munster MUD polling district (all)

Burnfoot Avenue

1-71 and 2-66 Colehill Lane

Park Mansions, Colehill Lane

Dorncliffe Road

Durrell Road

Colehill Gardens, Fulham Palace Road

413-493 Fulham Palace Road

Hestercombe Avenue

Horder Road

Lalor Street

55-139 Munster Road

Oxberry Avenue

Ringmer Avenue

Vera Road

Waldemar Avenue

Town TWA polling district (all)

Buer Road

Burlington Place inc Dwight Court

Burlington Road

Dairy Close

Doria Road

Eddiscombe Road

9-65 Fulham High Street inc Nightingale House

Fulham Park Gardens

Fulham Park Road

Arthur Henderson House, Fulham Road

895-969 and 706-802 Fulham Road

Guion Road

Landridge Road

1-37 and 4-42 Munster Road inc Claridge Court & Mustow Place

William Banfield House, Munster Road

351-403 and 42-224 New King's Road

Laurel Bank Gardens, New King's Road

Bearcroft House, New King's Road

Hurlingham Mansions, New King's Road

2-36 Parson's Green

Rigault Road

St Dionis Road

Town TWB polling district (part)

1 Beaconsfield Walk

33-117 Bishop's Road

Chesilton Road

Clonmel Road

Crookham Road

Dancer Road

Eppler Road

Felden Street

59-73 Filmer Road inc Filmer House and The Old School House

701-859 and 580-702 Fulham Road

4-36 Kelvedon Road

Lettice Street

Lilyville Road

Mimosa Street

44-160 Munster Road

2-46 Parson's Green Lane

Pursers Cross Road

Radipole Road

Rostrevor Road

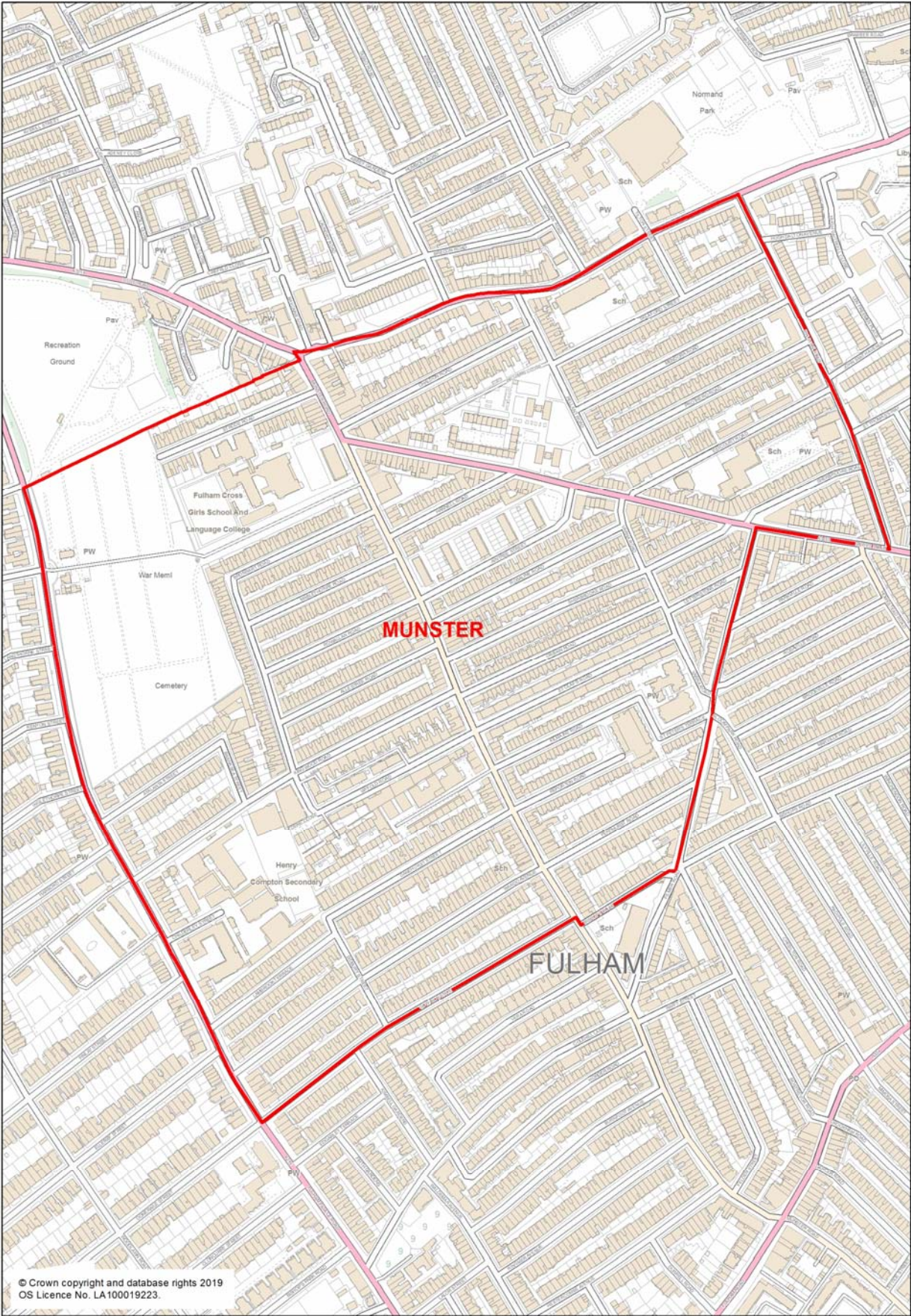
St Maur Road

Swift Street

Whittingstall Road

Winchendon Road

Munster ward



Munster ward street index

Fulham Broadway FBA polling district (part)

126-204 Dawes Road
Salisbury Pavement, Dawes Road
Delaford Street
Estcourt Road
Maton House, Estcourt Road
Rocque House, Estcourt Road
199-249 Lillie Road
Sir John Lillie School House, Lillie Road
Mendora Road
Pellant Road
Prothero Road
2-86 Rylston Road
Clyde Flats, Rylston Road
1-21 and 4-42 Sherbrooke Road
Tilton Street

Munster MUA polling district (all)

Aintree Street
Allestree Road
Bronsart Road
Chaldon Road
213-231 and 228-252 Dawes Road
Royal Parade, Dawes Road
Union Lofts, Dawes Road
Chasemore House, Dawes Road
Donnelly Court, Dawes Road
Williams Close, Dawes Road
Hannell Road
257-321 Lillie Road
Mablethorpe Road
Munster Mews
199-305 and 264-320 Munster Road
Hartopp Point, Pellant Road
Lannoy Point, Pellant Road
Rowallan Road
Strode Road

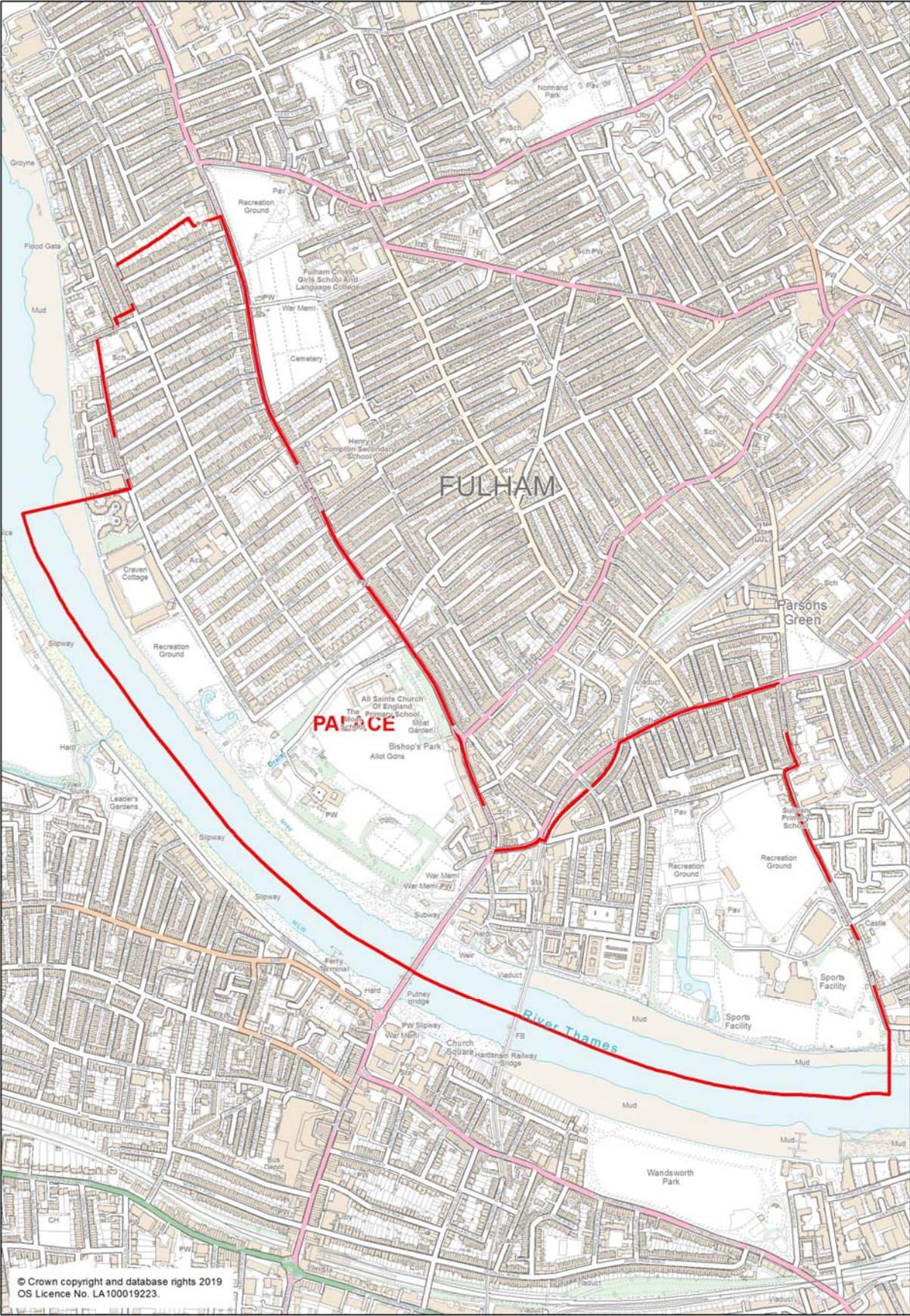
Munster MUB polling district (part)

Atalanta Street
Branksea Street
Danehurst Street
227-345 Fulham Palace Road
Lygon House, Fulham Palace Road
2-120 Gowan Avenue
Kingwood Road
Reynwell House, Kingwood Road
Lambrook Terrace
Sidbury Street
Connaught Mansions, Sidbury Street
Wardo Avenue
Wyfold Road
Brandon House, Wyfold Road
Madison Apartments, Wyfold Road
Middleton House, Wyfold Road
Chedworth House, Wyfold Road
Marryat Square, Wyfold Road

Munster MUC polling district (part)

150-176 Bishops Road
165-201 Dawes Road
Fernhurst Road
2-40 Filmer Road
Filmer Chambers, Filmer Road
Munster Residences, Filmer Road
Kilmaine Road
Letterstone Road
141-195 and 164-250 Munster Road
Orbain Road
Reporton Road
Rosaline Road
Rosaline Terrace, Rosaline Road
Sherbrooke Road
Sherbrooke Terrace, Sherbrooke Road
St Olaf's Road
St Peter's Terrace
Varna Road
Orchard House, Varna Road
Hertford House, Wyfold Road

Palace ward



Palace ward street index

Fulham Reach FRC polling district (part)

288-290 even Fulham Palace Road

Palace Riverside PRA polling district (part)

81-83 odd Crabtree Lane

292-438 even Fulham Palace Road

Kenyon Street

Langthorne Street

Lysia Street exc Lysia Court

Niton Street

Queensmill Road

Palace Riverside PRB polling district (all)

Bishop's Avenue

Bishop's Park Road

Cloncurry Street

Doneraile Street

Ellerby Street

Finlay Street

444-536 even Fulham Palace Road inc Robert Owen House

Greswell Street

Harbord Street

Inglethorpe Street

Alder Lodge, Elm Lodge and Willow Lodge, Stevenage Road

2-54 Stevenage Road

49-75 Woodlawn Road

Palace Riverside PRC polling district (all)

Church Gate

Edenhurst Avenue

69 and 2-86 Fulham High Street inc Parkview Court

Hurlingham Gardens

97-149 Hurlingham Road

Napier Avenue

423 New King's Road

Ranelagh Avenue

Ranelagh Gardens

Willowbank

Parson's Green and Walham PGA polling district (all)

Alderville Road

Ashington Road

Bettridge Road

Broomhouse Road

Cortayne Road

Cristowe Road

Dolby Road

Ewald Road

Foskett Road

Grimston Road

2-158 even Hurlingham Road inc Hurlingham Court Mansions

Linver Road

Melbray Mews

251-347 odd New King's Road

East Fulham

Comprising the existing wards of North End, the majority of Fulham Broadway and Parson's Green & Walham, and a minority of Town

Fulham town was the principal settlement around which the western half of Fulham sprung up. Walham Green was the competing settlement on the eastern side of Fulham Fields. The green itself was a relatively small area bounded by Jerdan Place, Vanston Place and Fulham Broadway. It had a pond at its northern edge where St John's Church now stands at the southern edge of North End Road.



St John's Walham Green in Vanston Place

In many ways, Walham Green won the battle with Fulham town: today this area is a much more active, bustling confluence of shops, roads and railway lines. When Fulham Borough Council was established its Town Hall was built across the road from Fulham Broadway (then Walham Green) District Line station; Fulham Public Baths, in the era when the health and hygiene of the less affluent was a primary focus of municipal activism, was built across North End Road from St John's Church.

In other ways it has done less well: it is the less affluent half of Fulham, for example, and the disparities between its wealthier sections and less wealthy ones are more stark: you pass between them almost instantaneously. It is a cliché in boroughs such as ours that wealth and deprivation live side by side with each other - but that does not make it any less true.

Since 2002 East Fulham has been covered by three 3-member wards: North End - between Talgarth Road and Lillie Road; Fulham Broadway - between Lillie Road and the District Line; and Parson's Green and Walham - south of the railway.

This area continues to merit representation by nine councillors though we propose a somewhat different pattern south of Lillie Road where the two huge 3-member wards, in our view, spread across too many distinct communities which have little in common with each other.

West Kensington ward

North End ward is a densely-populated ward with pretty dominant physical boundaries on four sides: Talgarth Road to the north, the borough boundary to the east, Lillie Road (the parliamentary and SW6/W14 postal district boundary) to the south, and Queen's Club and Hammersmith Cemetery to the west.

North End Road runs through the centre of it - the ward does not derive its name from the road but rather the historic settlement of that name. There is some dispute as to whether North End was in this part of Fulham or further north; but either way there is no physical remnant of it as there is the other founding settlements of Fulham.

The ward is not homogenous: there are very distinct pockets within it. There is the Barons Court estate, largely built by the architect William Gibbs: a grid of long straight streets, often comprising mansion blocks or large town houses. In the old Fulham Borough Council, most of this area was included in Baron's Court ward, along with all of Avonmore - that ward was designed long before Talgarth Road became the hostile dual carriageway it is today.



Challoner Street, part of the Barons Court estate. The housing styles here are indistinguishable from Kensington which is how the area became known as West Ken.

This district sprung up upon the opening of North End Fulham railway station (now West Kensington station), bolstered further when the Queen's Club was opened in the area; then primarily a cricket club.

A further, but somewhat apart, section of the Baron's Court estate: Queen's Club Gardens, was opened by Gibbs in 1892, comprising 33 blocks named alphabetically from Arnold Mansion to Zenobia Mansions, around a communal green and tennis courts, very much in the South Kensington style.



Livingstone Mansions, Queen's Club Gardens. There are 33 such blocks in the development surrounding a communal private garden and tennis courts

Some further mansion blocks were built on the other side of North End Road, at Beaumont Crescent, but the bulk of the land on this side was taken up by railway sidings and the Lillie Bridge London Transport depot, where buses and trains were often sent for repair.

The southern boundary of the Barons Court estate was either May Street (which barely exists any more) or Star Road. South of this point were three long roads of town houses with basements: Archel, Bramber and Chesson (plus shorter Turneville Road).

Bomb damage, slum clearance and the purchase of a chunk of the Earls Court exhibition and London Transport land after the war brought large amounts of council housing to the area.

The area where May Street used to be became the Maystar estate: one of the "streets in the sky" so popular with town planners and architects in the 1950s, though far less blighted by crime as others became. Across the road, the Alice Gilliatt Court estate was built, named after the first female mayor of Fulham and a prominent suffragette. And, across North End Road, first the Gibbs Green then, a few years later, the West Ken estates were built.



Mund street is the boundary between the Gibbs Green estate on the left, and the larger West Ken Estate on the right.

Those estates have been in the news over the past six years having been fighting against their sell-off to the developer of the Earls Court site next door. See <https://westkengibbsgreen.wordpress.com> for more about their heroic fight.

So there are two, pretty polarised sides to this area. And, because it is a clearly defined area, both by its physical boundaries and the community identity it has, the wards it has been drawn within haven't changed much either. The current boundaries are almost identical to the 3-member Gibbs Green ward that existed between 1964 and 1978. There was a 2-member Gibbs Green here between 1978 and 2002 covering the area east of North End Road plus the Barons Court estate; while Queens Club Gardens, Archel, Bramber and Chesson and the Maystar estate were part of Normand ward.

We believe there remains an overwhelming case for retaining this ward on approximately the boundaries it has now. The ward is currently on the small size but

will grow by 2025 to be beyond 10% of the electoral quota.

Given the strong physical boundaries and the layout of the ward there is only one realistic way to reduce its electorate, and that is to transfer Queen's Club Gardens to neighbouring Fulham Reach ward.

Queens Club Gardens is the only point along the boundary of the two wards where there is a continuous ribbon of streets: Hammersmith Cemetery, the Queen's Club itself and Normand Park are all large open spaces that prise the two wards apart. Queens Club Gardens is a solitary unit whichever side of the boundary it is placed.



This map highlights the three open spaces: Hammersmith Cemetery, Queen's Club and Normand Park that physically separate the W6 and W14 areas. The only permeable area that joins the two is Greyhound Road and Queen's Club Gardens, highlighted in red

The only other way we can think of to reduce the size of North End/West Kensington would be to put all of the new development at Earls Court and Seagrave Road into a single member ward. That option is far more radical, crossing Lillie Road.

There are 857 voters in Queen's Club Gardens and its ancillary mansions and mews and, without them, the ward achieves an exceptional level of electoral equality.

We propose one further change: we would like to rename this ward West Kensington. This area is locally widely known as West Kensington. No one nowadays claims they live in North End. West Kensington tube station is within the ward, the postal district is West

Kensington and we think this name would better serve the electors living within it. Given that most would associate the current ward name with the road, and as the road runs through three present wards, "North End" is confusing.

The removal of the Queens Club Gardens electors somewhat offsets the projected electorate growth of 1,560. The balance can be accommodated as the ward is currently somewhat undersized with just under 7,700 electors.

We propose one further, minor change. Just north of Baron's Court tube station there are eight houses and fourteen electors on Talgarth Road: Nos. 135 to 149, currently very isolated in Fulham Reach ward. To be honest, they'll be relatively isolated in whichever ward they are placed, but given there is a long terrace of Talgarth Road properties already in North End ward, we propose that West Kensington includes these extra eight homes.

The ward boundary would now run to the west of the station rather than down the centre of Gliddon Road bridge. As there are no properties in Margravine Gardens on this side of the road, no other electors are affected by this proposed change.



The eight artists houses on Talgarth Road currently in Fulham Reach which we propose transferring to our West Kensington ward to be in the same ward as the long terrace further behind them

Our West Kensington ward is even smaller in 2019 than the current North End ward is due to the removal of Queen's Club Gardens from the ward. It starts off 9.7% beneath the electoral quota but the projected growth brings it to 0.6% below in 2025.

Lillie ward

Immediately south of Lillie Road is Fulham Broadway ward. This is another too large ward spanning several communities from the eastern edge of the borough almost as far as Munster Road. This, to us, is problematic: it is not a particularly coherent ward.

You do not, for example, identify as living in Fulham Broadway if you reside on the Clem Attlee estate or the streets west of it - Pellant Road on its western edge is much closer to Munster Road than North End Road, let alone the Broadway. Likewise, Lillie Road or Seagrave Road are pretty distant from the Broadway.

If you live barely a metre to the east of the Broadway itself (which is a tiny stretch of road anyway, most of which is currently in Town ward) you are in Parson's Green and Walham ward, not Fulham Broadway. In other words, this ward is too large to effectively serve its constituents and doesn't even do what it says on the tin: cover Fulham Broadway.



Fulham Broadway with the ward boundary added - everything to the right of the line is in Parson's Green and Walham

We propose somewhat radical surgery to make the warding pattern here better reflect the communities.

Remember too that we have the TWC polling district remaining from Town ward in the West Fulham chapter still to reallocate. The growth of Fulham Broadway, plus the 2,000+ electors from TWC and changes to the east of Fulham Broadway create enough electors to merit representation by four councillors instead of three. So we propose two 2-member wards in this part of Fulham.

Fulham Broadway ward is projected to grow by almost a thousand voters between now and 2025. That

growth comes principally from the Lillie Square development behind West Brompton tube station - part of the Earl's Court redevelopment but a section that has not been bogged down by market conditions, public opposition and the planning process.

There are two straightforward ways of drawing the two wards we propose. There can be one ward west of North End Road and another east of it, or we can draw two wards that span North End Road, one to the north and a better-drawn, smaller Fulham Broadway/Walham Green ward. We would be happy with either option but we favour the second.

Let's look first at whether it is justified to disregard North End Road as a boundary. North of Lillie Road this is what happens: the road runs straight through the middle of both North End ward and the Avonmore section of Avonmore and Brook Green. It's also not used as a boundary in Fulham Broadway either.

Although the road was originally established as the main road to the historic settlement of North End which lay somewhere to the north of Lillie Road, today this southern section of North End Road is the heart of the road. Here is the major shopping centre for the communities either side of the road and the well-known market. The road is bustling but it's easy to cross and is very much the focal point of the area. So, whilst it may make as good a boundary as any, we do not believe it should be used to divide this area.



North End Road market -this is the section between Racton and Seddlescombe Roads (credit: londonpostcodewalks.wordpress.com)

The website *London Postcode Walks* describes North End market thus:

"The first thing to say about this part of North End Road is that on most weekdays, it is still a real street market. Pretty much all fruit and veg, with people actually queuing at the stalls. Not much in the way of cheap clothes stalls and certainly no fancy bakery products or obscure take away food. Borough Market it ain't."



The new Lillie Square development off Seagrave Road - where the bulk of this area's 620 projected new electors are going to come from

The second issue of note in this area is the way the area east of North End Road is laid out. Much of it is streets spurring off North End Road, but further on you reach Seagrave Road which runs south off Lillie Road and is effectively a cul de sac, at the end of which is the London Oratory School. It is very difficult, in our opinion, to draw a boundary that bisects Seagrave Road because the southern part of this road would be physically cut off from whichever ward it is added to.

That being so, the FBB polling district cannot reasonably be divided; and its orientation is towards Lillie Road and the market end of North End Road.



Chuter Ede House - the North End Road entrance to the Clem Attlee estate

On the western side of North End Road is the Clem Attlee Court council estate created from post-war municipal slum clearance programs. This is the largest council estate in Fulham; getting on for nearly 2,000 residents, presently in the FBA polling district.

Some of FBA, west of Rylston Road, we have proposed transferring to Munster ward leaving just the estate. Since about 2000, due to regeneration of the west side of it, some of the estate does now front Rylston Road but the main entrance to it is from Lillie Road and there is access to it from North End Road and Coomer Place. So the orientation of the Clem Attlee estate is towards the north and east, not the west.

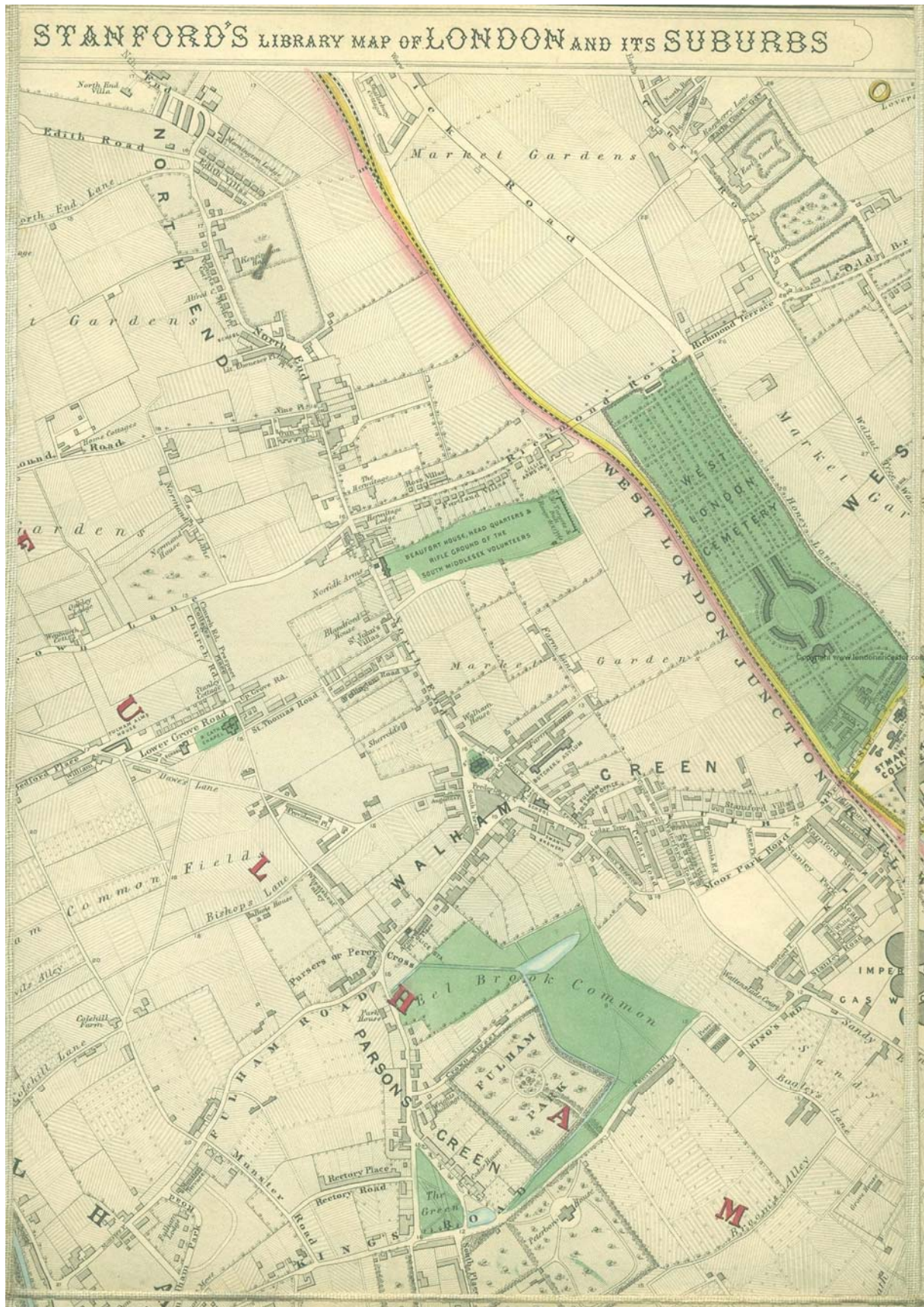
We propose keeping this half of FBA together with all of FBB, plus a newer section of Clem Attlee Estate, Walham Grove and the northern side of Farm Lane from FBC polling district. The large majority of Fulham Broadway ward becomes part of Lillie ward.

But, as it now contains none of the Broadway it clearly cannot continue being named such. We propose "Lillie" ward. As well as having Lillie Road running along its northern boundary, it also has half of Lillie Bridge and the new Lillie Square development.

The "Lillie" comes from Sir John Lillie, for whom a primary school is named just slightly further along Lillie Road. He was a soldier, entrepreneur, politician and landowner who lived in The Hermitage, a grand villa that used to stand just north of the junction of North End Road and Lillie Road. Sir John is partly responsible for creating the borough boundary with Kensington and Chelsea: it was investment from him and his associates that built the Kensington Canal that, having been commissioned and eventually decommissioned, then became the West London Line.

There was a Lillie ward throughout the lifetime of the Borough of Fulham, one of whose councillors was Frederick Barber, owner of what used to be the premier department store in Fulham, which was located in North End Road. He served as Mayor of Fulham in 1928.

Dividing Fulham Broadway ward this way resolves the problem of that ward covering areas some distance from the Broadway; it retains North End Road's shopping centre and market at its hub; it avoids dividing Seagrave Road, and we believe its boundaries are strong and coherent.



Map of Walham Green, North End, Parson's Green and some of Fulham Fields, dating from 1862 (credit: Wikipedia, Creative Commons License)

Our proposed Lillie ward would be 5.1% below the electoral quota right now, but the Seagrave Road-Lillie Bridge development would boost the electorate such that by 2025 the ward would be just 1.2% beneath the quota.

Walham Green ward

To the south of Lillie ward, we propose a second 2-member ward, this time with Fulham Broadway at its heart rather than its periphery. This ward would cover almost all of what most local historians would identify as the settlement of Walham Green.

The north of the ward covers the south-eastern end of Dawes Road, with residential streets like Mirabel and Hartismere off it; plus the remainder of streets on the western side of North End Road; pretty cottage streets like Haldane and longer roads of town houses like Tournay Road and Epirus Road. This area meets at Vanston Place with the church, Waitrose and the coffee shops away from the busy roads.



South of Dawes Road is the leftover chunk of Town ward with Fulham Road running through its centre towards the Broadway. In the West Fulham chapter we looked at how this eastern end of the current

Town ward is entirely different to the western end of Fulham Road: this is very much a part of Fulham Broadway and Walham Green - not of Fulham Town.

The district line running behind Fulham Court forms our proposed ward's south western boundary. But once the district line disappears under the Broadway it ceases to become a physical divide - it just happens to stay as the current ward boundary, carving in half what should be the centre of this area.

We propose to move the boundary right along the remainder of Fulham Road to the borough boundary at Stamford Bridge. This brings in all of the station (the old station building and the new one), the Broadway itself, the town hall, the shopping mall next to the station, Chelsea Football Club, the Sir Oswald Stoll Foundation building for injured servicemen and women, and the council estate called Walham Green Court.

We propose that the south eastern boundary of this ward should run behind the southern side of Fulham Road from the start of the houses here (No.483) to Waterford Road, down Waterford Road to Moore Park Road, west along Moore Park Road (in this section there are no houses fronting the road) to Harwood Road and, on the western side of Harwood Road behind nos. 28-40 Moore Park Road and Harwood Mews; from there rejoining the District Line along the edge of Eel Brook Common.

This is a slightly convoluted ward boundary but we wanted to attempt to pre-empt complaints from the Moore Park area that we proposed dividing their area.



Cedarne Road (sadly under wraps) on the left, and Walham Green Court on the right. Fulham Road is in the background, where the tower block is.

The two roads in this area we believe have a community of interest more with Fulham Road than Moore Park and Kings Road to the south are Walham Green Court - a 1970s council estate and next door Cedarne Road: a terrace of 3-storey town houses built as HMOs, and a newer block of flats built next to the town hall. These two roads are of an entirely different character to the wider Moore Park area; they either front or lead directly off the busy Fulham Road - Walham Green Court even has Fulham Road shop frontages at its base.

However, if the Commission prefers a cleaner boundary here, one could be run straight down Moore Park Road itself. Be prepared for huge levels of opposition from this active and vocal community to that proposal however!



Fulham Road by Stamford Bridge Stadium. We believe that this area is as much part of the Fulham Broadway area as parts of it to the west, yet this is in Parson's Green and Walham ward instead

We propose that this ward be named Walham Green. This is an important historical name; this ward covers almost all of the wider area that became known as Walham Green, and there has been a ward bearing the name Walham for nearly all the borough's history (1964-1978 being the only period there was not).

Our proposed Walham Green ward would be 3.1% above the electoral quota if it existed today and 3.5% below it by 2025.

Parson's Green and Sandford ward

Finally, we are left with the remnants of Parson's Green and Walham ward. To reprise our earlier proposals for the western end of this ward, we recommend that the PGA polling district be returned

to Palace ward so that the district of Hurlingham is reunited. We have transferred just under half of the ward's PGC polling district to our proposed Walham Green ward.

That leaves PGB (the Peterborough estate and the streets east of Parson's Green), nearly all of PGD (the Sandford Manor area south of King's Road) and just over half of PGC (the Moore Park area). These remaining sections contain an almost perfect number of electors for Parson's Green and Walham to form a third 2-member ward in East Fulham.

We also propose transferring the Imperial Gasworks site, currently derelict but destined for major redevelopment perhaps a decade off completion, into this ward.



Parson's Green - credit Daniel Webb via Google street view

When Parson's Green and Walham was created in 2002 it looked very much like the ward left over when all the others had been drawn - reaching from almost one side of Fulham to the other. Despite its sprawl it was a coherent ward because it united areas with a community of interest centred on Parson's Green and Eel Brook Common - wards such as this are as valid as wards with clear physical boundaries like our proposed Avonmore ward.

Today Parson's Green and Walham is the smallest ward in the borough with just 7,300 electors and its electoral inequality is deteriorating. It is not really practical to expand it to maintain its existence: it could be done but it would simply increase the sprawl and lead to even more disparate communities being drawn into it. Like Fulham Broadway, we don't think this is the best way to achieve effective and convenient local government to the residents here.



Chiddingstone Street on the Peterborough estate, with its unique red brick "Lion" houses - so named because of the stone lions topping the houses - constructed by local builder and former Fulham councillor Jimmy Nichols.

We believe that the areas removed from Parson's Green and Walham have an even clearer community of interest - Hurlingham in particular - with the wards we have transferred them to; and the smaller ward has much more coherent boundaries as a result. It will now cover just three distinct areas: the Sandford-Moore Park area either side of King's Road; the Peterborough estate south of Eel Brook Common; and the small Parson's Green community.

Because it has lost nearly all of the area widely recognised as Walham, we do not propose retaining the ward's current title. Two options make most sense: Eel Brook, or Parson's Green and Sandford - Sandford being the area around Stanley Bridge.



Maxwell Road, on the Moore Park side of King's Road (King's Road visible at the end of the street)...



...and Harwood Terrace on the Sandford side of King's Road - very similar styles of housing

There used to be an Eel Brook ward in Fulham but on quite different boundaries, somewhat uncomfortably spanning the District Line between Parson's Green and Fulham Broadway.

There is an argument to recognise the Peterborough estate - by far the largest section of the ward - in the title, and we do not feel strongly against so doing, but we prefer resurrecting Sandford as a ward name.



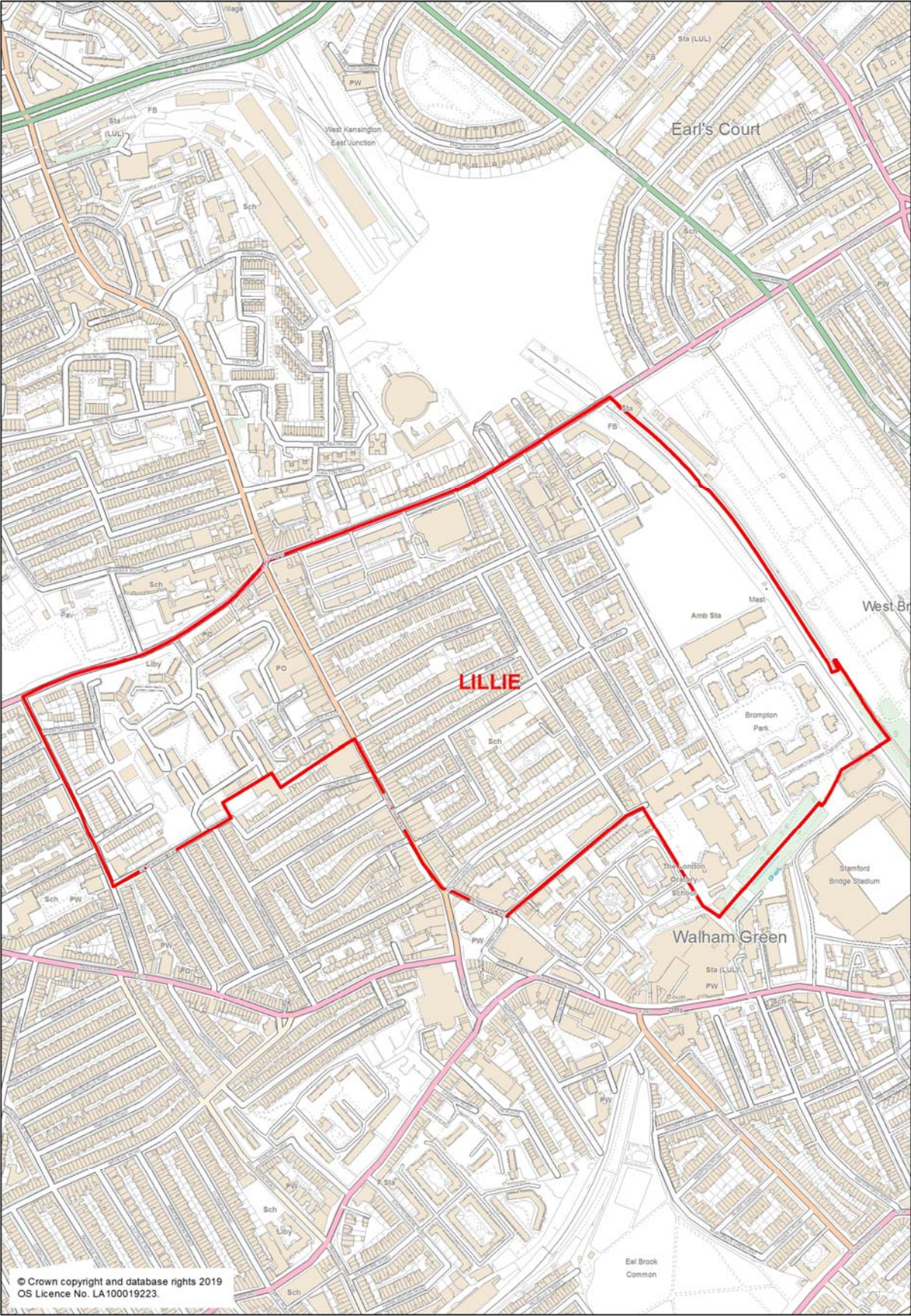
Mulgrave Crescent overlooking Eel Brook Common. Eel Brook does not, in fact refer to a stream full of Eels but is a corruption of Hillbrook; and it is from this point - Mulgrave Crescent being elevated above the Common - that the name was derived

We think it is important to retain Parson's Green in a ward name even though there are parts of this community outside the ward, in Town ward. Parson's Green was one of the founding settlements of Fulham so it is historically important and it is a recognised district with its own tube station.

It recognises the other end of the ward from Parson's Green; as we will show in the following chapter on Sands End it is another historically important area of Fulham; Sandford Manor House still exists (though it is firmly hidden away in Rewell Street). The architecture of the streets either side of King's Road in this area is similar and distinct from elsewhere in Fulham: these are two sides of the same community.

Parson's Green and Sandford ward would be 7.8% above the electoral quota in 2019 and just 1.2% above it by 2025 given that population and electorate growth in Fulham beyond Sands End are lagging considerably that of the borough. Nonetheless, these remain excellent levels of electoral equality and far superior to those of Parson's Green and Walham ward.

Lillie ward



Lillie ward street index

Fulham Broadway FBA polling district (part)

Bedford Passage
Chuter Ede House, Clem Attlee Court
Douglas Johnston House, Clem Attlee Court
Ellen Wilkinson House, Clem Attlee Court
Frank Beswick House, Clem Attlee Court
Frank Soskice House, Clem Attlee Court
Harold Wilson House, Clem Attlee Court
Herbert Morrison House, Clem Attlee Court
Jim Griffiths House, Clem Attlee Court
John Strachey House, Clem Attlee Court
John Wheatley House, Clem Attlee Court
Kenneth Younger House, Clem Attlee Court
Manny Shinwell House, Clem Attlee Court
Margaret Herbison House, Clem Attlee Court
Michael Stewart House, Clem Attlee Court
Stafford Cripps House, Clem Attlee Court
Tom Williams House, Clem Attlee Court
Hugh Dalton Avenue
Hugh Gaitskell Close
Jervis Road
John Smith Avenue
Len Freeman Place
107-197 odd Lillie Road
Margaret Ingram Close
238-274 even North End Road
1-139 odd Rylston Road
Nye Bevan House, St Thomas Way
George Lindgren House, St Thomas Way

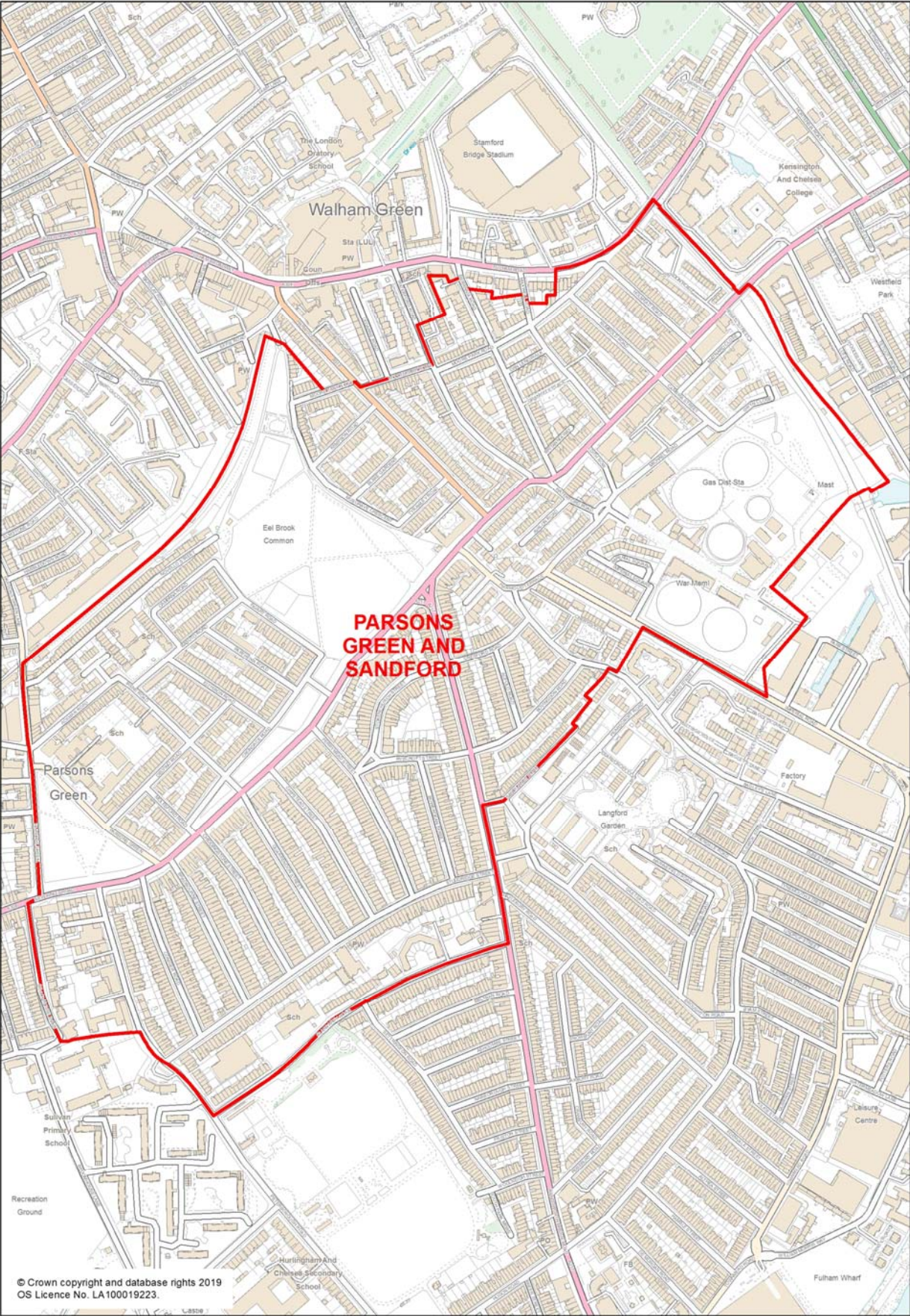
Fulham Broadway FBB polling district (all)

Anselm Road
Armadale Road
Bolander Grove
Brompton Park Crescent
Columbia Gardens
Eustace Road
Landau Apartments, Farm Lane
76-130 and 103-117 Farm Lane
George's Square
Halford Road
Hildyard Road
Knivet Road
Lee Court, Langtry Place
Victoria Court, Lillie Road
Edward VII Court, Lillie Road
Brompton Villas, Lillie Road
Beaufort Court, Lillie Road
Carmel Lodge, Lillie Road
Hermitage Villas, Lillie Road
Ariana Apartments, Lillie Road
Peabody Estate, Lillie Road
83-85 Lillie Road
Lillie Square
Merrington Road
Micklethwaite Road
323-445 North End Road
Ongar Road
Peel Place
Racton Road
Rainsborough Square
Rickett Street
Seagrave Road
Seddlescombe Road
Tamworth Street
Walham Yard

Fulham Broadway FBC polling district (part)

Barbara Castle Close
Coomer Place
Crowther Close
Farm Lane Care Home, Farm Lane
3-11 Farm Lane
Walham Grove

Parson's Green and Sandford ward



Parson's Green and Sandford ward street index

Parson's Green and Walham PGB polling district (all)

Ackmar Road
Bancroft Court, Ackmar Road
Pegasus Place, Ackmar Road
Alex Gossip House, Basuto Road
Basuto Road
Bowerdean Street
Bradbourne Street
Campana Road
Chiddingstone Street
Chipstead Street
Clancarty Road
Lowlands, Clancarty Road
Brightwells, Clancarty Road
Broomfarm, Clancarty Road
Coniger Road
Abbeyfields, Coniger Road
Cronpace Road
Delvino Road
Elthiron Road
Favart Road
Richard Knight House, Favart Road
Irene Road
Molesford Road
Peterborough Mansions, New King's Road
71-247 and 28-38 New King's Road
Novello Street
Parson's Green
Parthenia Road
Eric Macdonald House, Parthenia Road
Cyril Thatcher House, Parthenia Road
Perrymead Street
Peterborough Mews
1-99 and 10-24 Peterborough Road
Parson's Gate Mews, Peterborough Road
Quarrendon Street
Ryecroft Street
St Mark's Close
Stokenchurch Street
Studdridge Street

Parson's Green and Walham PGC polling district (part)

Blake Gardens
5-51 and 2-20 Britannia Road
Britannia Studios, Britannia Road
Lord Palmerston Court, Britannia Road
Clare Mews
Dan Leno Walk
Harwood Mansions, Effie Road
45-117 and 4-102 Harwood Road
Broxholme House, Harwood Road
Holmead Road
Kempson Road
556-632 King's Road
Lord Roberts Mews
Maxwell Road
Moore Park Road inc Harwood Mews
Musgrave Crescent
2-22 New King's Road
Rumbold Road
Tyrawley Road
Wandon Road
Harriet House, Wandon Road
King Charles House, Wandon Road
Queen Catherine House, Wandon Road
Wansdown Place
17-81 and 22-84 Waterford Road

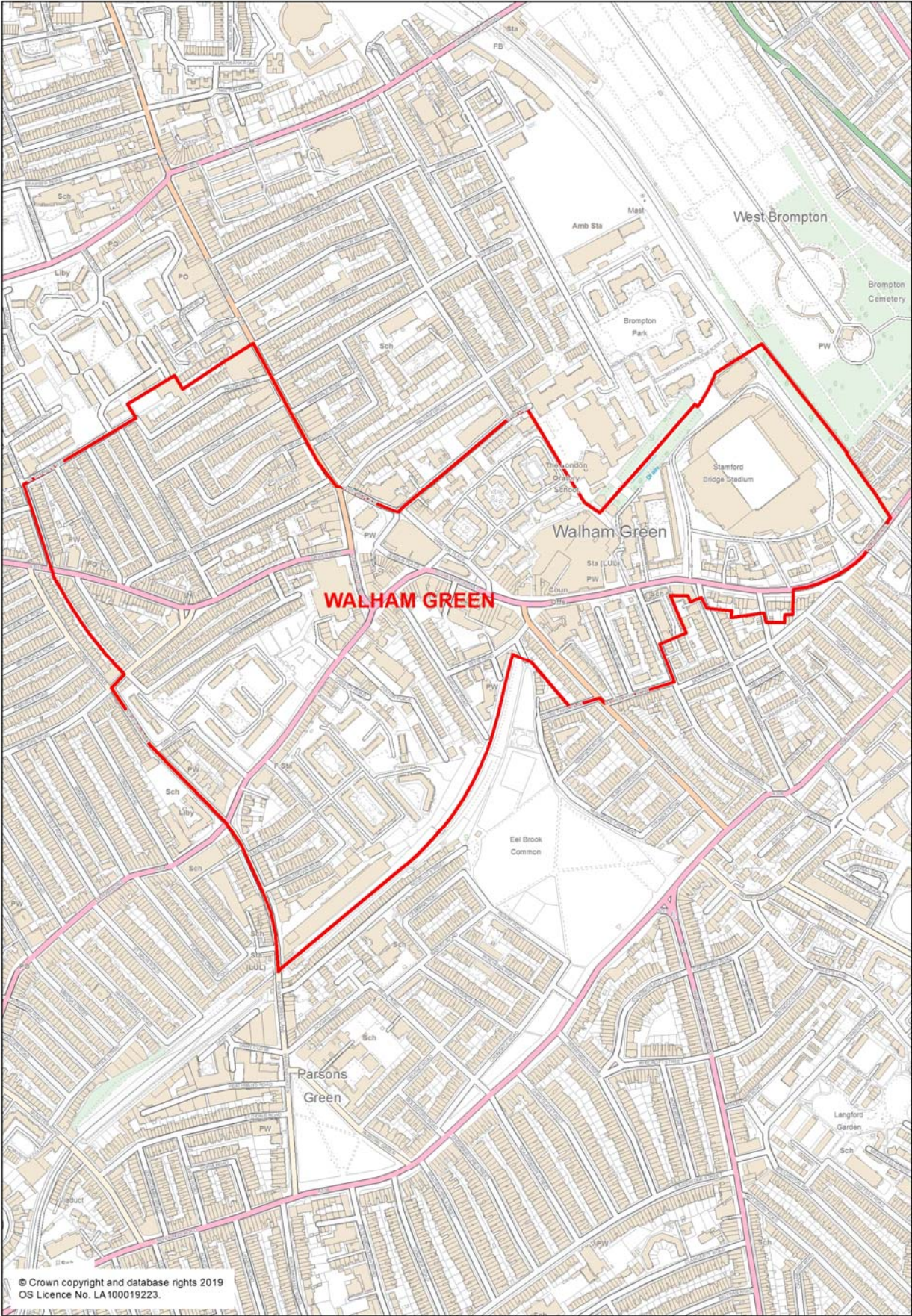
Parson's Green and Walham PGD polling district (part)

Acfold Road
Avalon Road
1-21 and 2-38 Bagleys Lane
Bovingdon Road
Burford Walk
Cambria Street
Cheryls Close
Cresford Road
Gwyn Close
11 Imperial Road
Imperial Square
541-635 King's Road
Maynard Close
Astor Court, Maynard Close
Meldon Close
3-61 New King's Road
Peterborough Villas
Sandilands Road
1-95 and 2-142 Wandsworth Bridge Road
83-87 Waterford Road
Imperial House, Waterford Road

Sands End SED polling district

Bannon Court, Michael Road

Walham Green ward



Walham Green ward street index

Fulham Broadway FBC polling district (part)

2-28 Bishops Road
81-131 and 16-124 Dawes Road inc Mitford Buildings
Epirus Mews
Epirus Road
Fabian Road
2-70 Farm Lane
45-55 Fulham Broadway
Gironde Road
Haldane Road
Hartismere Road
Mirabel Road
284-376 North End Road
Palace Mews
Shorrolds Road
St John's Close
Tournay Road
Vanston Place
Samuel Lewis Trust Dwellings, Vanston Place
John Knight Lodge, Vanston Place

Parson's Green and Walham PGC polling district (part)

53-71 and 44-52 Britannia Road
Cedarne Road
467-565 and 404-4511 Fulham Road inc Walsingham Mansions
Sir Oswald Stoll Mansions, Fulham Road
Granville Place
13-31 Harwood Road
Walham Green Court

Town TWB polling district (part)

Elmstone Road
687-699 Fulham Road
Harbledown Road
Arundel Mansions and O'Connors Court, Kelvedon Road
5-25 Parson's Green Lane
Shottendane Road

Town TWC polling district (all)

Barclay Close
Barclay Road
1-31 Bishop's Road
Burnthwaite Road
Darlan Road
9-79 Dawes Road
Effie Road
7-14 Fulham Broadway
Fulham Court
583-663 and 486-520 Fulham, Road
Swan Court, Fulham Road
Ravensworth Court, Fulham Road
Jerdan Place
Lancaster Court
457-459 North End Road and Wigmore House
Pulton Place
Wheatsheaf Terrace

West Kensington ward street index

North End NEA polling district (all)

Baron's Court Road
Barton Road
Beaumont Avenue
Beaumont Crescent
Castletown Road
Challoner Crescent
Challoner Street
Charleville Road
Comeragh Road
Dieppe Close
Fairholme Road
Gibbs Green
Lanfrey Place
1-5 Margravine Gardens
179-225 and 78-148 North End Road
Palliser Road
1-109 Talgarth Road and Talgarth Mansions
1-25 and 2-36 Vereker Road

North End NEB polling district (all)

Aisgill Avenue inc Bellamy Close
Franklin Square
Ivatt Place
Lerry Close
28-86 even Lillie Road
Marchbank Road
231-303 North End Road
Lickey House, North End Road
Desborough House, North End Road
Telephone Place
Thaxton Road

North End NEC polling district (part)

Archel Road
Bramber Road
Cheesemans Terrace
Chesson Road
Fane Street
Gledstanes Road
189-225 Greyhound Road
92-104 even Lillie Road inc William Gattie House
162-234 even North End Road
Orchard Square
Perham Road
Shuters Square
St Andrew's Road
Star Road
Sun Road
Turnevilel Road
38-50 Vereker Road
Vine Square

Sands End

Comprising the current ward of Sands End

We choose to give Sands End its own section because of the area's rapid growth, its unique history and to provide more space to explore the best way to re-ward it given that, by 2025 on a 50 seat council, it will merit four councillors.

Sands End is part of Fulham but it is also somewhat apart from it, somewhat because of its geography; somewhat because no other area of Fulham was so shaped by heavy industry - even the wharves and factories of north west Fulham did not match the scale and intensity of Sands End's heavy industry.

The fate of Sands End was altered forever in 1822 when the Imperial Gas and Coke company purchased upwards of twenty-two acres of the grounds of Sandford Manor, beginning the transformation of what had been a marshy, wooded backwater into a gritty, densely-populated, industrialised corner of Fulham.



The Imperial Gasworks (credit: London Picture Archives)

Hitherto Sands End had been an area of undeveloped lands and market gardens - Bagley's Lane, the spine of the area, is named after one of the more prominent market gardeners. The reason Sands End was desirable for these two conflicting enterprises: growing organic vegetables and flowers vs. heavy industrial use, was because of the area's proximity to the Thames and the presence of Bridge Creek; now Counter's Creek which is the basis for the borough boundary between Hammersmith & Fulham and Kensington & Chelsea.

The purchase of the vast site upon which arose towering gas holders, above-ground pipes and gantries through which the gas was pumped in and out of the gasometers and silos; railway sidings alongside a huge berth for supply-boats to dock and a new railway bridge across the Thames; transformed Sands End not just in terms of the impact this industry had on the area but because the employees of the gasworks - and the other employers soon emerging along the Thames bank - needed somewhere to live.



Fulham Power Station from Byam Street (credit: London Picture Archives)

Ninety years of rapid development further on and Sands End was an area of two distinct parts: bounded by Imperial Road and Townmead Road. On one side of that divide the riverside and creek-side with bustling wharves, a massive four-chimney power station with the coal needed to keep it generating supplied by a

flotilla of council-owned collier boats that constantly travelled to and from Falkirk.

Fulham Power Station was right on Townmead Road, towering over the planned grid of gritty terraced streets beneath it that had sprung up to house the hundreds of local people employed there.

Fulham Power Station wasn't the only industrial site. Next door was the BP/Shell-Mex distribution depot; storing 100,000 gallons of petrol; repairing the company's vehicle fleet and making barrels. Up near Wandsworth Bridge on Comleys Wharf there is still an operating Cemex concrete batching plant; the last of the light industrial employers on this stretch of the river.

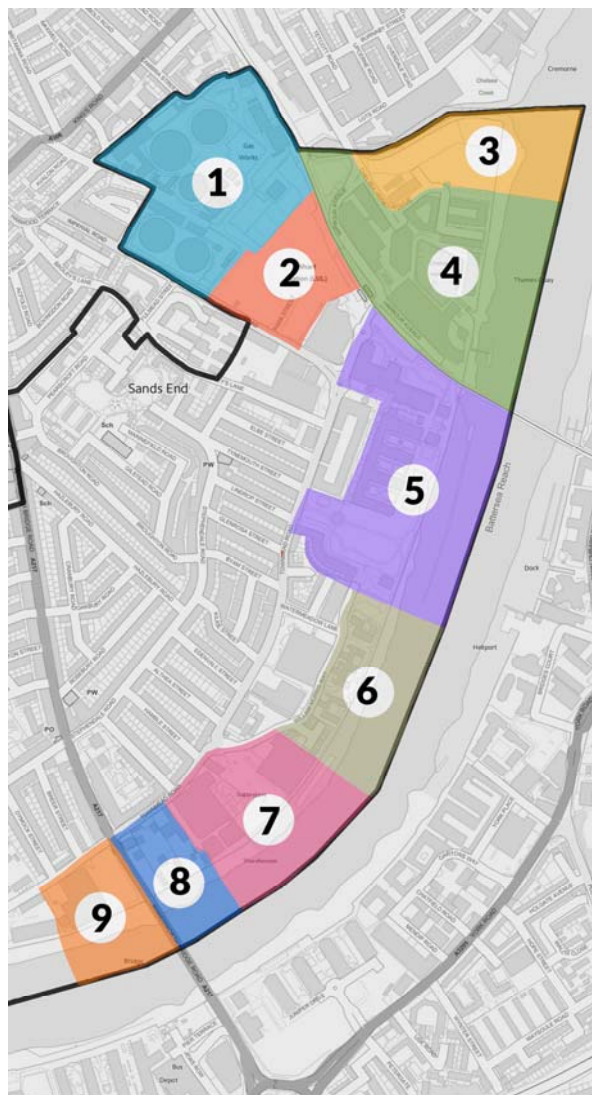
The industrial boom created Sands End and its rapid end resulted in a crash every bit as devastating for the community as was experienced by the closure of the pit and steel-making communities in the 1970s and 1980s. Unemployment soared. A huge exodus began: the electorate of the area went from just over 3,750 in 1900 to 11,280 in 1927; peaking at 14,096 in 1947. But it was back below 8,000 by 1986. Vast swathes of Sands End became derelict wasteland.



The delta of Sandford Creek, with Lots Road power station in the background. This land is now part of the Chelsea Harbour-Chelsea Riverside development (credit: RBKC Archives blog)

Even today, walking down Imperial Road with the almost never-ending wall of the Imperial Gas Works on one side and the back walls of the small housing estates and depots of Bagleys Lane on the other, wind-swept and dusty from the dirt swirled up from the derelict sites and the development sites - it can feel other-worldly. You could be anywhere - anywhere except where you actually are, in inner London, right on the edge of Chelsea; just metres from a bustling Thames.

Almost two decades of depression and inertia passed by before anything began to happen. The "anything" was the purchase of the land on which Fulham Power station had stood by the earliest of the massive construction conglomerates that now dominate the redevelopment of London.

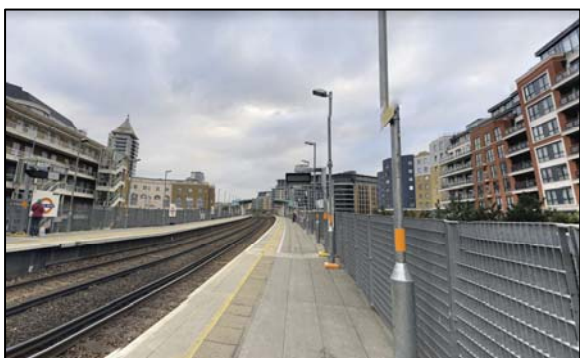


- 1. Imperial Gasworks (not started)**
- 2. Chelsea Creek (largely completed)**
- 3. Chelsea Riverside (largely completed)**
- 4. Chelsea Harbour (completed 1990)**
- 5. Imperial Wharf (completed 2005)**
- 6. Regent on River (completed mid 1980s)**
- 7. Fulham Riverside (largely completed)**
- 8. Albert Wharf (not started)**
- 9. Hurlingham Retail Park (not started)**

The Sands End riverside developments

Regent on River (William Morris Way) was one of the first riverside residential mega-developments to be built on so-called "brownfield" land. Along with the ten storey, gated off riverside blocks came one of the first Sainsbury's megastores on Townmead Road and one of London's first Hoppa Bus services, which circumnavigated the backstreets of Fulham and helped better connect Sands End to the wider area.

Then came Chelsea Harbour: the nub of land between the West London Line and Sandford Creek. There was a gap of over twenty years between that development being completed and the development of Imperial Wharf - the huge tract of land between Chelsea Harbour and Regent-on-River. Now, nearly two decades into the 21st century, the remaining development opportunities along the Sands End riverside: Chelsea Creek, Chelsea Riverside, Fulham Riverside, Albert Wharf and where it all started: the Imperial Gas Works - are all either being transformed into modernist blocks or are proceeding through the planning process towards such an end.



This photo, from the new Imperial Wharf Station, epitomises the completely different world "new" Sands End is, with Chelsea Harbour on the left and Chelsea Creek on the right. It is an entirely different Sands End to the rest of the ward.

It is nothing short of a transformation: a new and completely different, completely "other" Sands End springing up on the other side of Townmead Road and Imperial Road, in the same way - though on a much larger scale - as Docklands sprang up on the edge of the Isle of Dogs in Tower Hamlets. Irrespective of whether the things being divided by that boundary are industrial Sands End from residential Sands End or terraced traditional Sands End from gated-off high-rise private towers Sands End it remains a divide between two very different areas.

If anything, "new" Sands End is ever more apart from "old" Sands End because whereas industrialised riverside Sands End provided employment for residential Sands End and brought its residents into the riverside area, today there is no connection between one side of Townmead Road and the other: there are two Sands Ends and they interact minimally, if at all.

It's not just about steel and glass towers versus brick terraces; or who lives where. Old Sands End is very much oriented towards Wandsworth Bridge Road - the local shopping centre. It is a hub, off of which run the major population centres and key streets of Sands End like spokes of a wheel: the Hever estate; Pearscroft Road, Broughton Road, William Parnell Park, Langford School and Stephendale Road; and on the other side of the road, Clancarty Street, Hugon Road and Carnwath Road; South Park, Hurlingham Academy and Sulivan School.

It is not just the two big boundary roads that divide new Sands End from old; this new community orientates itself very differently: from the junction of Imperial Road and Townmead Road, Wandsworth Bridge Road is far away. So too is King's Road. The focal point here is the Imperial Wharf Station and the growing connections between this isolated corner of Fulham and Chelsea, via Chelsea Harbour and Lots Road.

Indeed, it even describes itself differently. It is more than just estate agents marketing tactics that these developments call themselves *Chelsea* Harbour; *Chelsea* Creek; *Chelsea* Riverside, or that when the new West London Line station was opened here it wasn't called "Sands End" or bore any reference to Fulham but was, instead, named "Imperial Wharf". These communities have been packaged as neither of Fulham nor of Sands End. We make no criticism of that choice - but it is a choice to be separate; to stand apart.

On a 50-member council, Sands End merits almost exactly four councillors within its existing boundaries because of this ongoing substantial development. We believe the current boundaries of Sands End, which were arrived at after huge community lobbying at the last boundary review prior to 2002, are sound.



As a result we propose as minimal a change for Sands End as possible. We believe the most effective warding pattern is to leave the bulk of Sands End ward unchanged as a 3-member ward, but to create a new single-member Sands End Riverside ward. Our proposal simply enshrines in the warding pattern that there is a "new" Sands End distinguishable from "old" Sands End.



We start from the basis that Imperial Road and Townmead Road form - have always formed - a physical divide through Sands End. These barriers are real: even when Chelsea Creek and the Gasworks site are completed and fully occupied, Imperial Road will still be a physical barrier: the other side of the road is, along almost its entire length, high rear-walls of Bagleys Lane properties turning their backs on the industrial sites.

Google Street View captures showing how development on the west side of Imperial Road is walled off and faces away from the former industrial, under development sites across the road.

Townmead Road is only less of a barrier than Imperial Road by degrees: from Wandsworth Bridge to Imperial Park you are confronted by the remnant of the riverside's industrial heritage; redevelopment sites, or derelict sites like the boarded-up Watermeadow Court blocks or the frontage of the old Power Station building.



One side of Townmead Road is traditional Sands End terraced housing, the other is, often quite literally, a wall. A wall behind which lies the new Sands End, tucked away, keeping its distance.

The "Britain From Above" photograph reproduced overleaf, taken in 1939, perfectly encapsulates the two Sands Ends, highlighting the tightly planned residential street layout and the active wharves.



It covers the whole of present day Sands End: the field in the left of the picture is the Hurlingham Club polo pitch on which Sullivan Court council estate was built; Wandsworth Bridge Road can be seen running diagonally through the centre and the Gas Works are on the right.

Google Street View captures showing the physical difference between the northern, residential side of Townmead Road and the southern side, which between Imperial Park and Wandsworth Bridge is either walled off or redevelopment sites, plus the new Sainsbury's superstore.

We therefore believe that it is far preferable to place all of new Sands End in one ward than to come up with some more complex plan that splits the historic heart of Sands Ends in two. It will be easy for voters to understand which ward they live in this way: there will



be no opaque boundary wending its way through quiet backstreets. Neighbour will not be divided from neighbour.

At present all of new Sands End, from Chelsea Creek through Chelsea Harbour, Imperial Wharf and Fulham Riverside right down to Wandsworth Bridge can be accommodated within a single member ward. However, there is still a lot more development - and electorate - to come in this area, to the extent that by 2025 if we included everything, our proposed Sands End Riverside ward will be more than 10% outside the electoral quota.

To ensure the ward does not overshoot we propose two adjustments to the boundary.

The first is to exclude the planned, but not yet commenced, redevelopment of Albert Wharf nearest to Wandsworth Bridge. Our proposed boundary will

run between this development and the Fulham Riverside site where Sainsbury's is, adjoining it.

The second is to remove from Sands End Riverside ward virtually all of the Townmead Road properties on its south side of this road.

There are only three residential parts of Townmead Road on its river side:

- No. 25, which is part of the Sainsbury's/Fulham Riverside development and we propose being in Sands End Riverside ward
- Nos. 145-155 just past the derelict Watermeadow Close estate, which we propose being in Sands End ward
- two buildings at the junction with Imperial Road: Station Court and 161-213 Townmead Road, which we also propose being in Sands End ward

These two blocks were deliberately planned by the corporations constructing Imperial Wharf to be physically separated from the rest of the development and most of the residents there would not identify as belonging to that development: they face away from it, towards "old" Sands End.



The low-rise Townmead Road blocks we propose keeping in our 3-member Sands End ward so that every home along this road is in the same ward

The two blocks of Townmead Road-facing properties contain significant numbers of electors: 271 in Station Court; 607 in 161-213 Townmead Road and including them in Sands End Riverside would mean having to pare this ward back significantly - it would omit Regent on River, Fulham Riverside and probably split Imperial Wharf too.

These 878 electors equate to almost a third of the electorate of a single member ward, so whilst we would ideally respect the Imperial Road-Townmead Road boundary for its entire length, we are proposing to exclude them from Sands End Riverside in order to draw a more coherent, cohesive ward that does what it says in its title: cover Sands End's riverside.

Ensuring that everyone who lives in Townmead Road is in one ward clarifies their electoral arrangements.



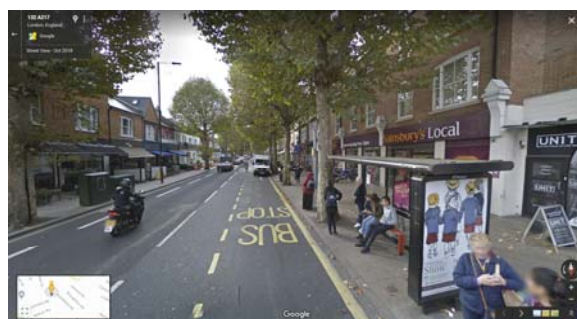
This tunnel beneath the West London Line is the only physical link between Chelsea Harbour and the rest of Fulham

Sands End Riverside ward would start off 29.6% under the electoral quota, but would improve to 1.4% over it by 2025 as the under-construction developments are completed and occupied.

Sands End ward

So far, this submission has focussed more on a justification for creating Sands End Riverside. We do not wish to leave the impression in so doing that we regard the case for retaining the existing 3-member Sands End as unanswerable.

We believe it helpful to understand how the current Sands End ward came about. From 1978 to 2002 the area was divided into two two-member wards: Sullivan, essentially west of Wandsworth Bridge Road extending north to New King's Road; Sands End essentially east of it ("essentially" because the Townmead estate found itself in Sullivan ward - the record of the 1976 inquiry on your website explains some of the battle over this).



Some of the Wandsworth Bridge Road shops right by the heart of Sands End: by the junction of the Hever Estate and the Pearscroft Estate

For the 2002 review we, the administration, proposed a Sands End ward somewhat similar to the old Sandford ward: entirely east of Wandsworth Bridge Road but extending north of King's Road up to Fulham Broadway and the District Line. The opposition proposed a broadly similar, but not identical, plan.

A Sands End councillor at the time, backed by a weight of local representations, made the case that Wandsworth Bridge Road was the hub of the community, not a divide between different communities, citing the local shopping centre and

health facilities; the proximity of the centre of Sands End just behind this road, and the fact that even when Wandsworth Bridge Road had been used as a ward boundary, it had never been utilised as such throughout its length.

Those arguments, and the substantial body of responses accompanying them, persuaded us to rework our submission for this area and the Commission to adopt that warding pattern for Sands End.

All those arguments that were valid prior to 2002 are valid today - and, we suspect, would elicit similar levels of community reaction were they to be altered radically. As importantly, the other options are sub-optimal. The Peterborough estate: that is the roads north of Clancarty Road, look north to Parson's Green: they all lead off New King's Road and, other than Peterborough Road at the very edge of the estate, there are no through roads to South Park and the riverside.



Broomhouse Lane: the long wall on the right is the boundary of the Hurlingham Club which, further on, becomes Hurlingham Park. This is a significant physical boundary between Hurlingham and Sands End.

Broomhouse Lane is a minor road but a major boundary; it plus Hurlingham Park and the grounds of the Hurlingham Club provide a large physical block to the areas to their west and north-west.

The other Sands End boundaries are as decisive and clear: Clancarty Road divides the Peterborough estate from the Sullivan area south of it, with the edge of South Park and the Fulham Bilingual School serving as further divides between one side and the other.

Leaving Sands End be, essentially, also brings a degree of stability to the ward for the first time in, perhaps, forty years or more. The only major residential developments planned within our proposed 3-member

Sands End are the Albert Wharf and Hurlingham Retail Park sites either side of Wandsworth Bridge - and the ward is now projected to be slightly under-sized, enabling it to incorporate any unforeseen growth. divides between one side and the other.



Clancarty Road - the north-western boundary of Sands End ward

There is still some growth to come in our single-member Sands End Riverside but as just discussed it is known development, its end is just about in sight and the ward has been drawn to accommodate it. The major development at the Imperial Gas Works site is not going to begin for some time, will not be completed by 2025 and will, on our proposal, concern Parson's Green and Sandford ward, not Sands End.



Sandilands Road, the north-eastern Sands End boundary, is a cul-de-sac of two distinct and different sides: cottages on one, the rear of towering Jepson House on the other

Finally, we propose two minor alterations to the Sands End boundary with what is currently Parson's Green & Walham ward.

For some reason, there is a "dink" in the Bagley's Lane boundary south of Pearscroft Street and opposite Fulmead Street: the Queen Elizabeth Pub and 58a-60 Bagleys Lane. Eight electors on the western side of Bagleys Lane that would far more logically be within

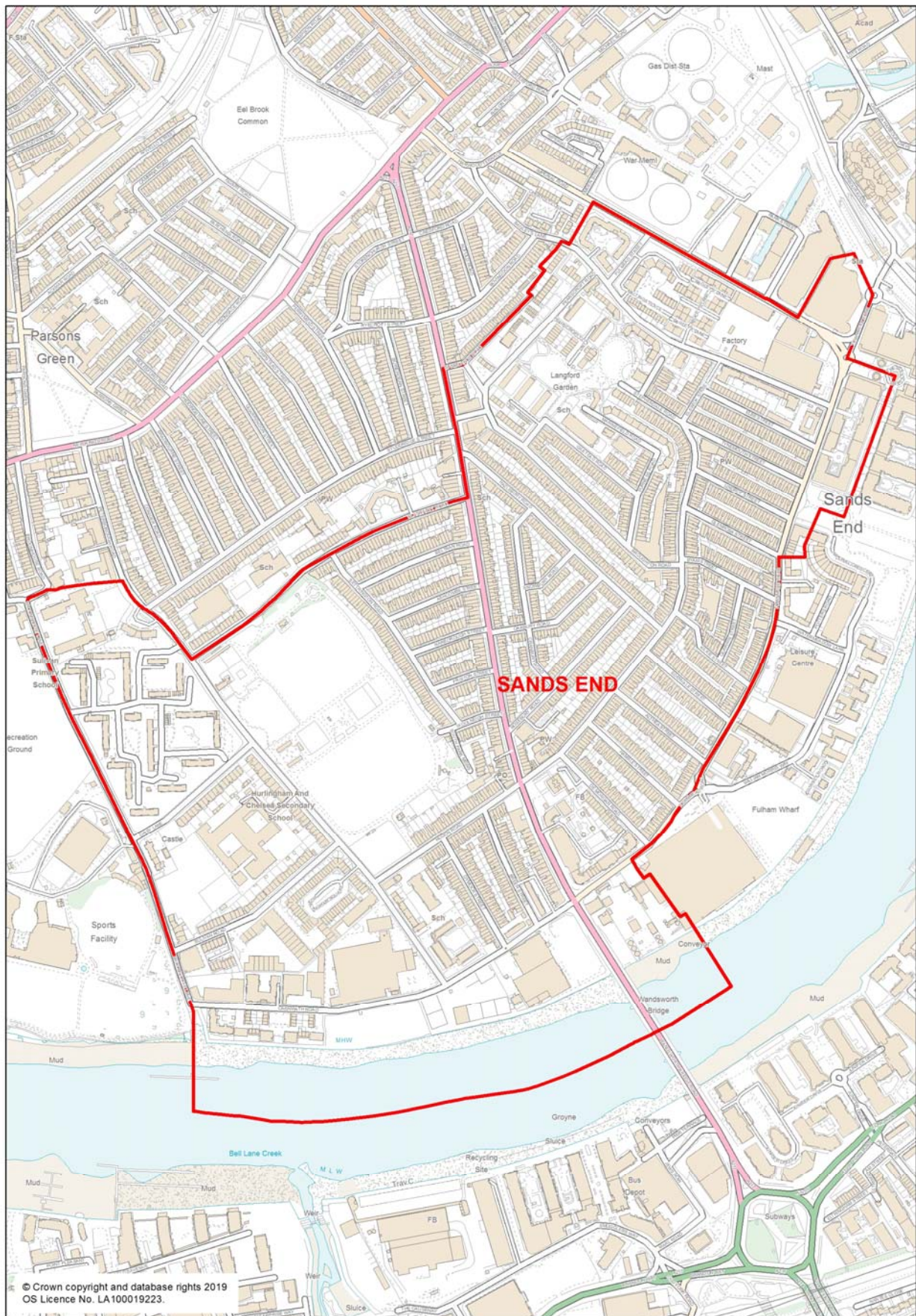
Sands End find themselves in Parson's Green and Walham. We propose transferring them.



We also think the protuberance of Parson's Green and Walham between Bagleys Lane and Imperial Road looks odd. This concerns Manor Court north of Fulmead Road and Maltings Place south of it (plus a small business park with no electors). We propose transferring these developments to Sands End to improve the electoral equality in both wards and enhance the boundary. These changes in total affect 159 electors.

Our revised Sands End ward would be 1.2% above the electoral quota in 2019 and 1.0% under in 2025.

Sands End ward



Sands End ward street index

Parson's Green and Walham PGD polling district (part)

58A-66 Bagleys Lane
Manor Court, Bagley's Lane
Maltings Place

Sands End SEA polling district (all)

39-43 Broomhouse Lane
Carnwath Road
Broomhouse Dock, Carnwath Road
Daisy Lane
Heathcote Gate
Sulivan School House, Peterborough Road
107-131 and 46-86 Peterborough Road
The School House, Peterborough Road
Hurlingham Square, Peterborough Road
The Piper Building, Peterborough Road
Philpot Square
Sulivan Court
Sulivan Road

Sands End SEB polling district (all)

Ashcombe Street
Beltran Road
Breer Street
1-5 Carnwath Road
Carnwath House, Carnwath Road
John Dwight House, Carnwath Road
1-69 Clancarty Road
Cranbury Road
De Morgan Road
Dymock Street
Friston Street
Hazlebury Road
Hugon Road
Narborough Street
Oakbury Road
Rosebury Road
Church Terrace, Rosebury Road
Settrington Road
Snowbury Road
South Park Mews
5-101B Stephendale Road
Dwyer House, Townmead Road
Spackman House, Townmead Road
Ismalia House, Townmead Road
4-18 Townmead Road
123-281 and 146-360 Wandsworth Bridge Road
Barton House, Wandsworth Bridge Road
Cairns House, Wandsworth Bridge Road
Down House, Wandsworth Bridge Road
Woolneigh Street

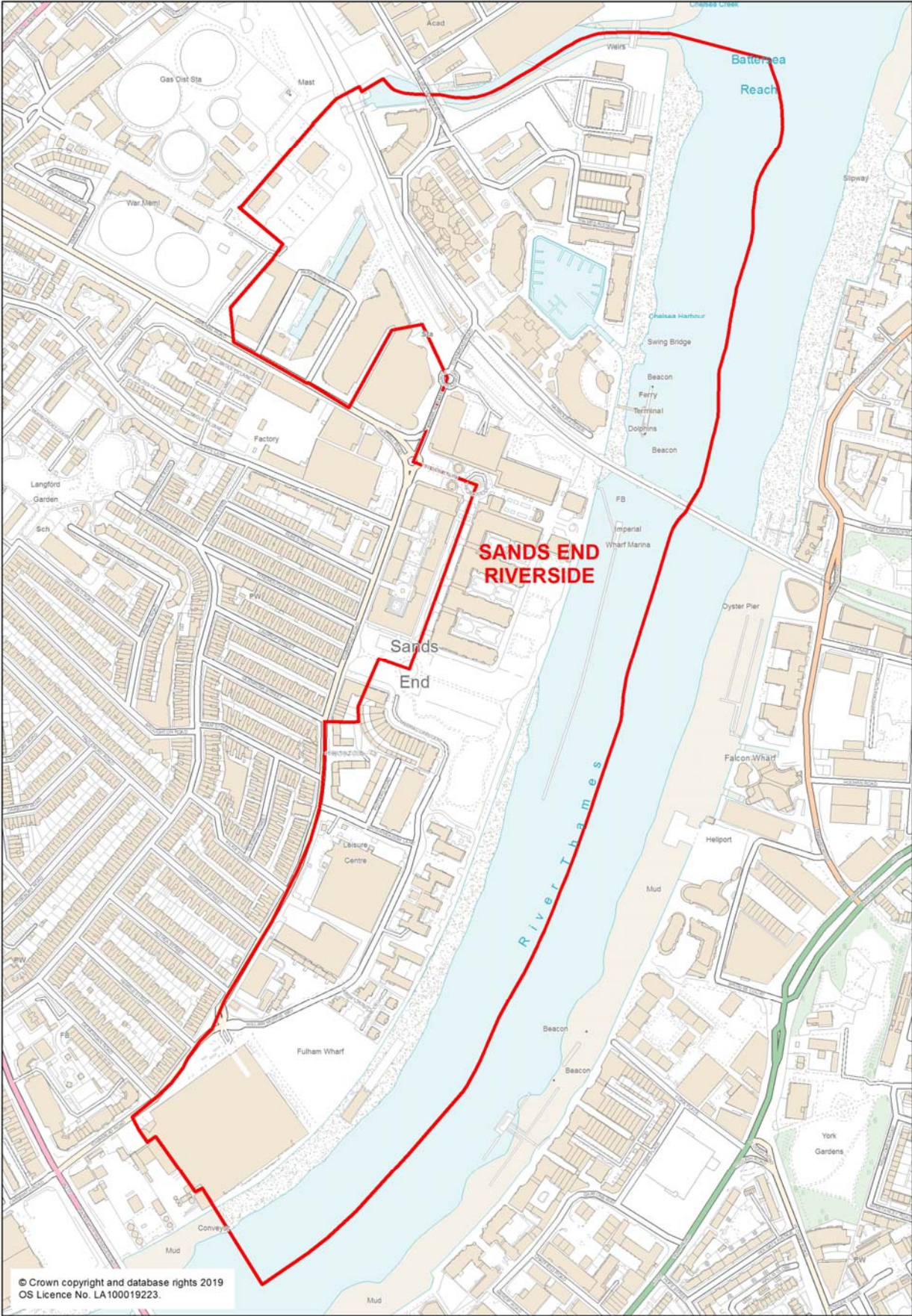
Sands End SEC polling district (part)

Althea Street
Stanford Court, Bagleys Lane
Broughton Road
Bulow Court, Bulow Estate
Jepson House, Bulow Estate
Pearscroft Court, Bulow Estate
Byam Street
De Morgan Road
Edenvale Street
Furness Road
Gilstead Road
Glenrosa Street
Hamble Street
Kilkie Street
Langford Road
Lindrop Street
Elizabeth Barnes Court, Marinefield Road
Pearscroft Road
Querrin Street
105-245 and 12-214 Stephendale Road
Sunlight Mews
145-155 and 34-158 Townmead Road
99-113 Wandsworth Bridge Road
Mirabel House, Wandsworth Bridge Road

Sands End SED polling district (part)

100-167 consec. Bagleys Lane
Elbe Street
Elswick Street
Mallard House, Station Court, Townmead Road
Orient House, Station Court, Townmead Road
Rocket House, Station Court, Townmead Road
Stanier House, Station Court, Townmead Road
Stephenson House, Station Court, Townmead Road
Cyprus House, Townmead Road
Olive House, Townmead Road
Hawthorn House, Townmead Road
Redwood House, Townmead Road
Sequoia House, Townmead Road
Birch House, Townmead Road
Ash House, Townmead Road
Pine House, Townmead Road
Nacovia House, Townmead Road
Octavia House, Townmead Road
182 Townmead Road
Tynemouth Street

Sands End Riverside ward



Sands End Riverside ward street index

Sands End SEB polling district (part)

25 Townmead Road

Sands End SEC polling district (part)

Ingrebourne Apartments, Central Avenue

Ravensbourne Apartments, Central Avenue

Westbourne Apartments, Central Avenue

Royal House, Gurney Road

Salisbury House, Gurney Road

Shell House, Gurney Road

Imperial Crescent

Greensward House, Imperial Crescent

Ferryman's Quay, William Morris Way

Lansbury House, William Morris Way

Passenger House, William Morris Way

Waterman's Quay, William Morris Way

Sailmaker's Court, William Morris Way

Sands End SED polling district (part)

Admiral Square, Chelsea Harbour

Carlyle Court, Chelsea Harbour

Chelsea Crescent, Chelsea Harbour

King's Quay, Chelsea Harbour

Thames Quay, Chelsea Harbour

The Belvedere, Chelsea Harbour

The Quadrangle, Chelsea Harbour

Aspect Court, Lensbury Avenue

Banyan House, Lensbury Avenue

Box Tree House, Lensbury Avenue

Cedar House, Lensbury Avenue

Consort House, Lensbury Avenue

Courtyard House, Lensbury Avenue

Dolphin House, Lensbury Avenue

Mahogany House, Lensbury Avenue

Marina Point, Lensbury Avenue

Monarch Point, Lensbury Avenue

Regal House, Lensbury Avenue

Dockside House, Park Street

Meadows House, Park Street

Countess House, Park Street

Chelsea Creek Tower, Park Street

Compass House, Park Street

Counter House, Park Street

Doulton House, Park Street

Chelsea Vista, The Boulevard

Fountain House, The Boulevard

Harbour Reach, The Boulevard

Regency House, The Boulevard

Thames Point, The Boulevard

Waterside Tower, The Boulevard

Imperial Wharf Marina

Woodford House, Thurstan Street

Jaegar House, Thurstan Street

Lockside House, Thurstan Street

Chartwell House, Waterfront Drive

Claydon House, Waterfront Drive

Compton House, Waterfront Drive
