

# CONSERVATION AREA STUDY

## *Thorne Passage no.16, White Hart Lane no.53 & Model Cottages no.34*



Well Lane looking east

Conservation areas were introduced in the Civic Amenities Act 1967 and are defined as areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Designation introduces a general control over the demolition of unlisted buildings and the lopping of trees above a certain size.

The objective of a conservation area study is to provide a clearly defined analysis of the character and appearance of the conservation area, defensible on appeal, to assist in development control decisions. Further, to address issues, which have been identified in the character appraisal process, for the enhancement or preservation of the conservation area.

It is hoped that the process of the study and the finished document will stimulate public participation

## THORNE PASSAGE

### Location, Landscape and Population

Thorne Passage conservation area was originally designated on 14.1.69 as a small cohesive group of mid C19 terraced cottages to the west of the railway. It was later extended on 14.6.88 to include Beverley Path and Railway Side to the east. It is situated in Barnes, in an area known as Westfields, and is in Mortlake ward. The area is densely populated; the proximity of Westfields schools and the modest nature of the housing means that it is inhabited, predominantly, by young families, although many older people have resided their lifetime in the neighbourhood. The area is of such charm that it is sometimes referred to as 'Little Chelsea'.

### Origins of Development

The earliest reference to the area notes that the land between Beverley Path, Railway Side and Beverley Brook was known in 1464 as the Geseland, a damp meadow where geese were probably kept. The area was subsequently known as Goslands or Goslings.

Between the C11 and C13, the manor land of Barnes was divided into two fields, which were strip farmed by tenants. The two fields were known as Westfield and Northfield. The boundaries of Westfield stretched from The Terrace to Vine

Road, and White Hart Lane to Station Road, making it almost square in shape. The trackway which ran diagonally across is now known as Thorne Passage. John Taylor's map of 1783, the earliest known reliable map of Barnes, shows Thorne Passage and Beverley Path providing a direct route between Mortlake and Putney via a ford across Beverley Brook. The track ignored all crops and boundaries in its path, and the cultivators of the open fields, whose land it traversed, were forbidden to sow or plough across it. The footpath was always inviolate.

In 1837, the Tithe Commissioner reported that the wealth of the parish of Barnes was in its market gardens. For over 200 years, many seasonal workers were employed in the cultivation of a multitude of exotic fruits and vegetables on the Westfield, where the rich, damp soil bordering the Beverley Brook encouraged the growth of asparagus, liquorice and soft fruits.

The railway line, opened in 1849, involved the building of an embankment as an approach to the crossing of Barnes Bridge, which cut the path in two from north to south. In 1862 the construction of the Barnes Curve meant further curtailment of the land, but Thorne Passage was retained, subject to a slight deviation. There are, therefore, two arches at this point. Unsuccessful attempts were made later to widen the arches for road access, and in 1895 they were described as 'a disgrace to civilisation (which) ought to be done away with'.

The market gardens were eventually sold in 1865 to the British Land Company, which developed the area, creating



#### Railway Side

streets of small terraced cottages interspersed with shops and beer houses. It was densely populated from the start. Westfield Avenue and Westfields still bear the name of their origin, and Benjamin Thorne, the owner of a small brewery next to the Bull's Head on The Terrace, resident owner of Westfields House in nearby Charles Street, gave his name to Thorne Passage, Thorne Street and Thorne Terrace. Westfields School was founded in 1903.

#### Archaeological Significance

The conservation area has been designated an area of archaeological potential priority I, as a number of finds from prehistoric, Roman and Saxon times have been made in the vicinity.

#### Architectural and historic qualities, and their contribution to special interest

The Westfields area including Thorne Passage is an intimate arrangement of small cottages united by the path, the route of which was largely determined by the ancient field patterns, although its route has been disrupted by the railway line. The three groups of buildings in the conservation area were built after the arrival of the railway, and consist of predominantly two storey terraced cottages with shallow pitched slate roofs punctuated by chimneys and their original pots.

The area generally is very densely populated, with a lively and interesting appearance, caused, in part, by the different approaches owners have made to the improvement of their



The Idle Hour P.H. formerly The Manor Arms, Railway Side

houses. Plain stock brick is the basic building material, but many houses have been rendered and colour washed in a variety of colours including blue, pink and terracotta. The windows have also received a variety of treatments, from well-tended original quarter pane sashes to curved bays with bulls' eyes.

It is this mix of finish and the obvious enjoyment owners have taken in exercising their choices, which helps give such character to the area.

Thorne Passage Conservation Area is a maze of small alleyways and narrow passageways. Many of the cottages can be reached only on foot, and some have both front access onto a street or pathway and rear access through a back gate, served by narrow and private service alleys. The bridges under the railway are low and dark, and all three main footpaths, Railway Side, Beverley Path and Thorne Passage, are bounded to one side by houses and the other by high brick walls or fences which hold back abundant foliage growing wild on the railway land.

Front boundaries in the form of fences, walls and hedges are significant to the setting of the cottages, which have narrow front garden plots, some with mature planting. Some paths contain the remnants of York stone paving, although patched asphalt and later concrete slabs are also in evidence. The site is bounded to the north by a substantial yellow stock brick wall, part of the boundary of the old Westfields House, which acts as a major element of enclosure. This is reinforced by the line of mature trees standing beyond it. The cumulative effect



**Beverley Path**



**Barnes Infant School**

is of a small scale, tightly enclosed environment. Even the roads take only one vehicle at a time, without passing places.

While the area is under the flight path to Heathrow and straddles the railway, and the bells of St. Michael and All Angels Church ring out the hour, it is peaceful and residential in nature. There is a strong sense of community and much general activity in the area.

## *Railway Side*

These early Victorian houses owe their development to the arrival of the railway. Almost all the houses included in the conservation area to the eastern end of this lane have replacement doors and windows, and are of stock brick, although some have later render or pebbledash finish. They are modest dwellings of two storey and open directly on to the pavement. The public house with its richly tiled façade is an important feature in the lane. It should be noted that the other end of Railway Side, to the west, contains many modest houses of similar character in long terraces, nos. 19 to 47 (inclusive). They have small front gardens, which open onto a pathway inaccessible to motor vehicles and face allotment gardens to front and rear. These open areas give much of the character to the area and any development on the allotment sites should be resisted. While near to the railway, the lane is quiet and presents a strong flavour of how the area was originally; this impression is further enhanced by the fact that many of the houses appear to

be completely unaltered, with their original stock brick walls, shallow slate roofs, sash windows and simple panelled doors. It is proposed to bring these into the conservation area. Looking back to the east of the lane, beyond the railway, the old allotments, which are at present much overgrown by brambles, have been sold, and a proposal for the development of a two storey house has been approved on appeal.

## *Beverley Path*

This is a single terrace with a passageway through the middle allowing access to the rear of the properties. The houses are of stock brick with red brick string courses and over door details. All have small angled bays and there are few replacement windows. The rendered chimney stacks still retain their buff terracotta pots. The well-tended front gardens are mainly stocked with brightly coloured bedding plants.

## *Thorne Passage*

The view along this path is of a green and tree-bordered space. The old wall alongside is part of the boundary wall of the grounds of Westfields House, and may date back as early as 1690. It is in good repair and the cottages are well looked after. Again, they are of stock brick and most have their original windows. The long front paths of properties in 'The Triangle' are of gravel or brick bordered with colourful plants and shrubs.



An overgrown plot in Beverley Path

## *Cross Street*

This road contains a complete mix of buildings, which vary in scale, height, colour and treatment. While a few of the houses have their original sash windows, there are many PVC-u replacements, which, with their sharp lines, are inappropriate. There is a fine view up the road to the red brick Church of St. Michael and All Angels.

## *Archway Street*

A feature of this terrace of houses is the variety of colour of the washes which have been used on the rendered walls. While mostly two storey stock brick with red brick detail, there are five three storey buildings with rendered façades and pilastered doorways in the middle of the terrace. A good number of original doors and windows remain, together with slate roofs and substantial chimney stacks. The front boundaries containing small garden strips are of various designs, including brick walls, post and chain fences and hedges.

### **PROBLEMS AND PRESSURES**

Behind all the fences (and probably the walls also, although it is impossible to see) bounding the railway, garden rubbish and building rubble has been dumped. It would be impossible to remove this debris, should anyone wish to do so, as the fence is so high and there are no gates or other entrances; access



View to church from Cross Street

would have to be made from the railway. The chainlink fencing supported by concrete posts is not attractive, although it allows a view of the greenery to come through. The trees on the railway embankments are mainly self-seeded sycamore with a variety of scrub foliage, including brambles and wild flowers.

There is some graffiti on the walls, notably on the tunnel approaches. Most of the walls themselves are in good order, but the red engineering brick wall (part of the now demolished Beverley Works) along the northern stretch of Railway Side requires repair to the top courses.

## DETAILED PROPOSALS

The following proposals include suggested environmental improvements, some of which fall outside the Council's control. It should also be noted that current financial constraints on the Council mean that proposals for which it is responsible may take longer than is desirable to implement. However the Council will continue to encourage improvements to the environment, in co-operation with local groups and businesses.

Various revisions to the conservation area boundary are considered appropriate, to include the following: -

- The length of Railway Side from no. 19 to 47 and no. 50 to 56 (consec), including that part of the road which links the west to the east end



91 Archway Street



### Archway Street

- No. 70 to 100 (evens) and no. 73 to 85 (odds) Archway Street
- The ancient wall bordering Thorne Passage is to be designated a Building of Townscape Merit as its impact on the character of the conservation area is considerable.

The buildings in the conservation area are not under pressure for development in terms of extensions (as the plots are so restricted), roof extensions (as the roof slopes are so shallow) or off-street parking (as the front gardens, if any, are so small or inaccessible). However, they are under distinct pressure from the desire to change windows and doors. It is, therefore, proposed to introduce an Article 4(2) Direction in order that replacements may be monitored. The Council will encourage the replacement of inappropriate windows and doors with copies of what is, as far as we know, the original form, in painted timber.

#### These houses are:

- 87-113 (odds) Archway Street
- 2-22 (evens) Cross Street
- 19-47 & 50-56 & 59-68 (consec) Railway Side
- 1-17 & 19 (consec) Thorne Passage
- 1-16 (consec) Beverley Path

#### Key Strengths of the area

Long terraces of modest domestic buildings, many accessible only by footpath, and greatly enhanced by front gardens, planting and boundary treatments

- Narrow tunnels and passageways, tall walls bordering public paths
- Trees and foliage on railway embankments
- Allotment gardens enhancing the domestic and residential atmosphere

## WHITE HART LANE

### Location

The conservation area, which was designated on 14.6.88, is immediately to the south of the White Hart Lane crossing of the main Richmond to Waterloo railway line in Mortlake. It includes two terraces of three storey houses (and one shop) on White Hart Lane itself and the whole of Eleanor Grove. Being a cul-de-sac, the street has a sense of enclosure creating a neighbourly character.

White Hart Lane is the boundary between Mortlake with East Sheen and Barnes, and the western boundary of the ancient Westfields. It is not regarded as a likely site for the discovery of archaeological remains.

### Special Character

The complex of C19 buildings, which make up the conservation area, read as a whole, with imposing three storey buildings on the street corners and the houses becoming more and more modest as they are distanced from Eleanor Grove. These White Hart Lane buildings provide a visual gateway into the Grove.



White Hart Lane

## Eleanor Grove

Despite the attentions of home improvers, the area still retains much of its original charm and a wealth of detail. Like many of the houses in Westfields, these modest artisan cottages present a variety of treatments and colourwashes, with those to the south side of the street using more subtle colours. Each building is, effectively, unique, although some may have been designed to match in pairs and short rows originally. The predominant material is stock brick with some render and shallow pitched slate roofs. Nos. 2 to 10 (even) appear to have original bow windows, replaced and repaired, but keeping the original form. Others have square bays with tripartite windows. The older houses to the south have shallow pitched roofs behind parapets, most of which retain their moulded cornice and blocking course detail. Some later roofs with overhanging eaves are supported on corbels. The chimney stacks provide interest to the roof line.

However, probably only one or two houses in the street offer anything like an original frontage.

The road itself is of asphalt in poor condition. It is clogged up by parked cars and the pavements have been damaged. Some cobbles and some granite kerbstones remain, but the surfaces are largely of broken concrete slabs and worn asphalt.

The small front plots are for the most part well tended with colourful bedding plants and attractive pots. New development at the far end has respected the predominant scale and materials of buildings in the road, and is unashamedly modern. Unfortunately, the views up and down the Grove are unattractively terminated by part views of comparatively plain houses.

## *White Hart Lane*

The houses on White Hart Lane have fared rather better. These tall Victorian houses retain their small angled bays, original tripartite windows to the first floor and moulded parapet details. The houses to each end, nos. 101 & 127, have been included because they are physically attached to their neighbours, and not on account of their architectural merit. They only shop remaining is at no. 115. The front gardens here are larger and well planted, with no attempt having been made to create off-street parking. The chimneys are notable, being in long single rows of stacks, shared by adjoining properties, and retaining the original buff pots.

### Key strengths of the area

- Eleanor Grove contains modest two storey cottages in long terraces opening directly or almost directly on to the street, frontages enhanced by plants in pots and baskets
- Smart townhouses on White Hart Lane with good sized front gardens and mature planting

### PROPOSALS

No alteration to the boundary of the conservation area is proposed, nor are any new Buildings of Townscape Merit to be designated.



Eleanor Grove



White Hart Lane with a view to Eleanor Grove

# MODEL COTTAGES

## Location

The conservation area runs north and south from St. Leonard's Road, and includes Model Cottages, some houses on St. Leonard's Road and its northern extension Little St. Leonard's Road. It is set in East Sheen, to the north of the Upper Richmond Road. Designation was made on 7.9.1982. There is an active residents' association for Model Cottages.

## Development of the area

The first cottages were built, on the east side, in 1853, by the Labourers' Friendly Society, which may have been associated with the Metropolitan Association for Improving the Dwellings of the Poor, founded in 1842. By 1862, the estate of 16 cottages was bought by Major Penrhyn, who lived at the Cedars. By 1870, all 26 cottages had been built. They were sold on in their entirety in the late 1940's, and are now in individual private ownership.

## Architectural and historical qualities, and their contribution to special interest

Model Cottages is an attractive backwater of quaint mid C19 two storey villas set back from informal, almost rural path, with large, well-tended front gardens. The overall impression is of pretty stock brick cottages hidden from view of passers-



Model Cottages

by by thick and luxurious foliage. Special trees include three catalpa trees to the southwest of the lane.

In contrast, the open streets to the north contain some imposing Victorian terraces of three and four storey in stucco or stock brick. All the houses in the conservation area are Buildings of Townscape Merit.

The view northwards is terminated by no. 48 St. Leonard's Road, which has been painted a gentle shade of blue and contrasts pleasingly with the dense green foliage by which it is framed.

## Model Cottages

The character of this group derives partly from the layout – the path access and long gardens – and partly from the distinctive design of the houses. The access is dominated by front garden planting, and its seclusion, narrowness and lack of kerbs give it the feeling of a pedestrian route. The road surface is of asphalt, which has been much damaged by access to services, and repaired on a piecemeal basis.

Cars have access to the cottages from the south, and many gardens have been redesigned to allow for parking. These parking surfaces vary greatly, from York stone to brick to asphalt, and some have carports. The front boundaries are mainly of low wooden paling fences with hedges behind; these contribute much to the informal character of the lane.



Doorway St. Leonard's Road





Looking north up Little St. Leonard's Road

The houses, of which only one or two remain unaltered, are paired under a shallow hipped slate roof. They are symmetrically designed with a setback side wing containing the entrance door. There is a massive central chimney stack to each pair of houses. The windows are paired with round-headed arches and shutters and an unusual horizontal glazing bar pattern. Decorative details include stone quoins and string courses. The original form appears to have included an open wooden slate-roofed porch and a blind window over the front door. The houses at the north end of the group have brick quoin detailing.

Many of the cottages have been extended to infill the front of the side wing, but because of the generous spacing between them, the overall character has not suffered significantly. There are no dormer windows and the rooflines are intact.

## *St. Leonard's Road*

These townhouses are of brick and/or render, with some colour wash. They are mostly of three storey with low-hipped

slate roofs. Some windows have brick arches and there is some rendered detail to window architraves and porches. These three terraces around the junction of the roads form a well-mannered group whose open urban forms complement the enclosed rural character of Model Cottages.

## *Little St. Leonard's Road*

This group is important to the view northwards, which is terminated by Rosemary Cottages. They are of brick construction, of three storey, and with projecting bays to ground and first floors. The long gardens to the rear of the properties in St. Leonard's Road are an important element in the street. The group is spoilt by an unsightly garage court at its southern end.

### Key strengths of the area

- Model Cottages – a quiet lane bordered by informal boundaries of trees, hedges and fences
- St. Leonard's – smart townhouses with original doors and windows, enhanced by planting in front gardens

## PROPOSALS

There are no proposals for extension of the boundary to the conservation area, nor the designation of new Buildings of Townscape Merit.

The cottages in particular are under great pressure for extension; it seems that there is always building work going on somewhere in Model Cottages. Accordingly, it has been considered suitable for the implementation of an Article 4(2) Direction in order that the special character of the area may be protected and its preservation and enhancement ensured. The Design Guidance produced in this study covers design approaches to be taken to proposed extensions and alterations to the building frontages, and boundary treatments.

The properties included in the Article 4(2) Direction:

- 1 – 26 (consec) Model Cottages

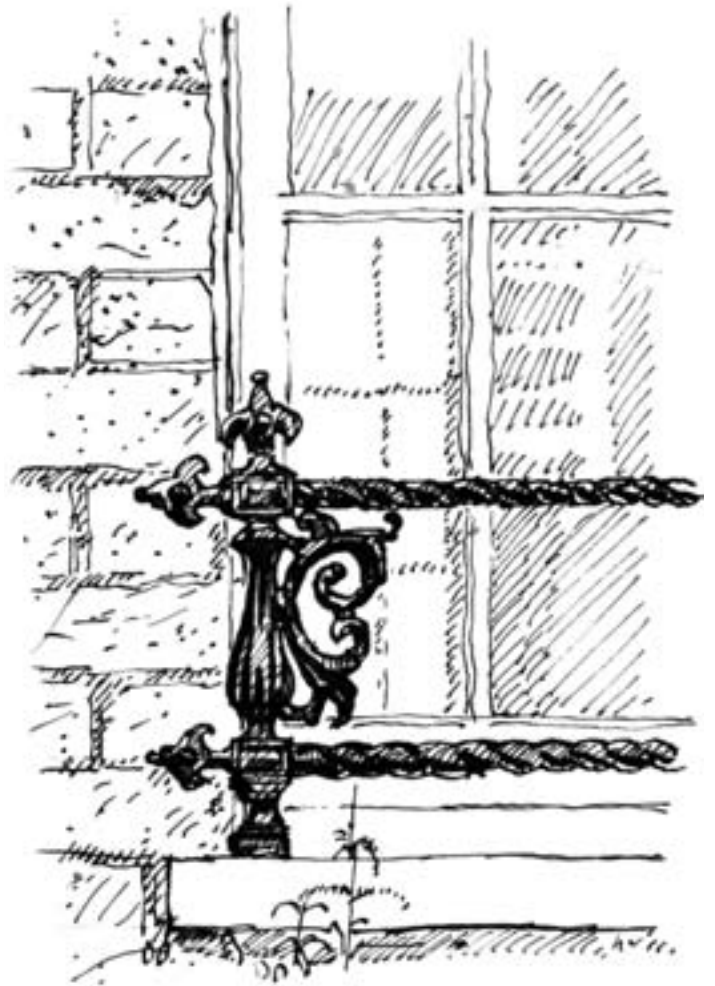
## DESIGN GUIDELINES

The following paragraphs set out some of the principles and guidelines which should be followed when altering any of the cottages or their surroundings.

### Extensions

The characteristics of the Model Cottages include their consistent style and symmetrical design. In order to maintain these important elements, all proposed extensions should be carefully considered. It is inevitable that any side extension would detract from the original symmetry and therefore it is essential to minimise the impact as much as possible, so as to allow the original building form to dominate. This can be achieved by setting extensions back from the building line of the property where the elevations are generally of less importance and in many cases would not be visible from the street.

Materials and details used should match those existing and be sympathetic to the spirit of the area, and the design must follow the same style as the original so that the result appears as a harmonious whole. The detached character of



Ironwork detail ground floor 32 St. Leonard's Road

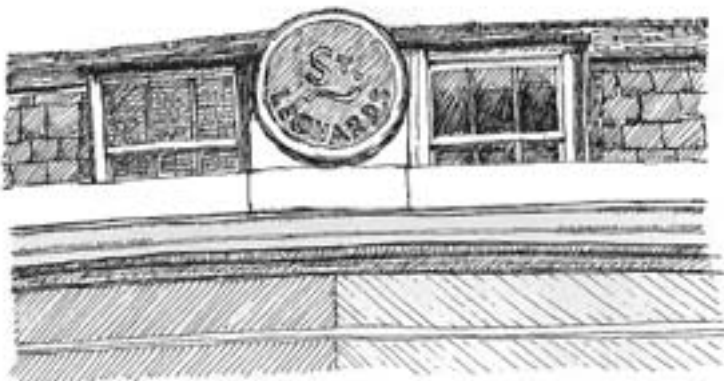
the pairs of buildings should also be retained, with any extension kept well within the boundary to maintain sufficient space between the buildings.

### Alterations

**Roof:** The low pitch roof is an important characteristic of the style of the buildings of this period which it is essential to retain. Any roof light should be inconspicuously placed, and of modest size.

**Windows and Doors:** All the Model Cottages are simple in design, their character being derived from their fine proportions and the sensitive positioning of their windows and doors. Any proposed changes should be carefully considered as they will have a strong impact and may seriously detract from the appearance of the building. Repairs are always preferable to replacement, but any necessary replacement should match the original.

**Front Gardens:** The gardens are generally well planted with flowers, shrubs, hedges and trees, some of which obscure the view of the buildings from the road. Changes such as the enlarging of paved areas must be in sympathetic materials, and any new fences or gates should contribute to the character of the area. The removal of hedges or shrubs



44/46 St. Leonard's Road (detail)

would be, in most cases, detrimental. Any removal of trees should be carried out only when essential and then with great care.

**Demolition:** Any demolition of original buildings would represent a great loss in the history and uniqueness of the area and would permanently damage its appearance, but the removal of those extensions or outbuildings which do not contribute to the character is to be encouraged.

**Change of Use:** This is a quiet residential road and its tranquil quality is a great asset and feature which should be valued and maintained. Any detrimental change of use should, therefore, be resisted.

## GENERAL GUIDANCE

For the studies to be successful everyone involved in property ownership, tenancy and management in both the public and private sector needs to contribute to achieving the implementation of the detailed proposals. Many proposals fall outside the Council's control. It should also be noted that current financial constraints on the Council mean that proposals for which it is responsible may take longer than is desirable to implement. The Council will strictly apply Unitary Development Plan policies and, as opportunities arise, the detailed proposals listed in the study in order to preserve or, where possible, enhance the special interest of the conservation areas.

The adjoining Proposals Map shows relevant UDP designations, identifies the problems and pressures the areas face and provides an urban design analysis of the areas, identifying both positive and negative aspects of the areas' character. This map is complementary to the study text and is important in identifying graphically the character of the area. The problems and pressures and the urban design analysis are an integral part of the study and will be taken into account by the Council when relevant to applications for planning permission. The Proposals Map also lists specific proposals for the preservation and enhancement of the conservation areas and shows the conservation area extensions, and Article 4(2) Directions now implemented as part of the studies.

**The proposals generated by these studies affect the following: -**

- Public areas including highways and paths owned by the Council or other statutory bodies
- Private houses.

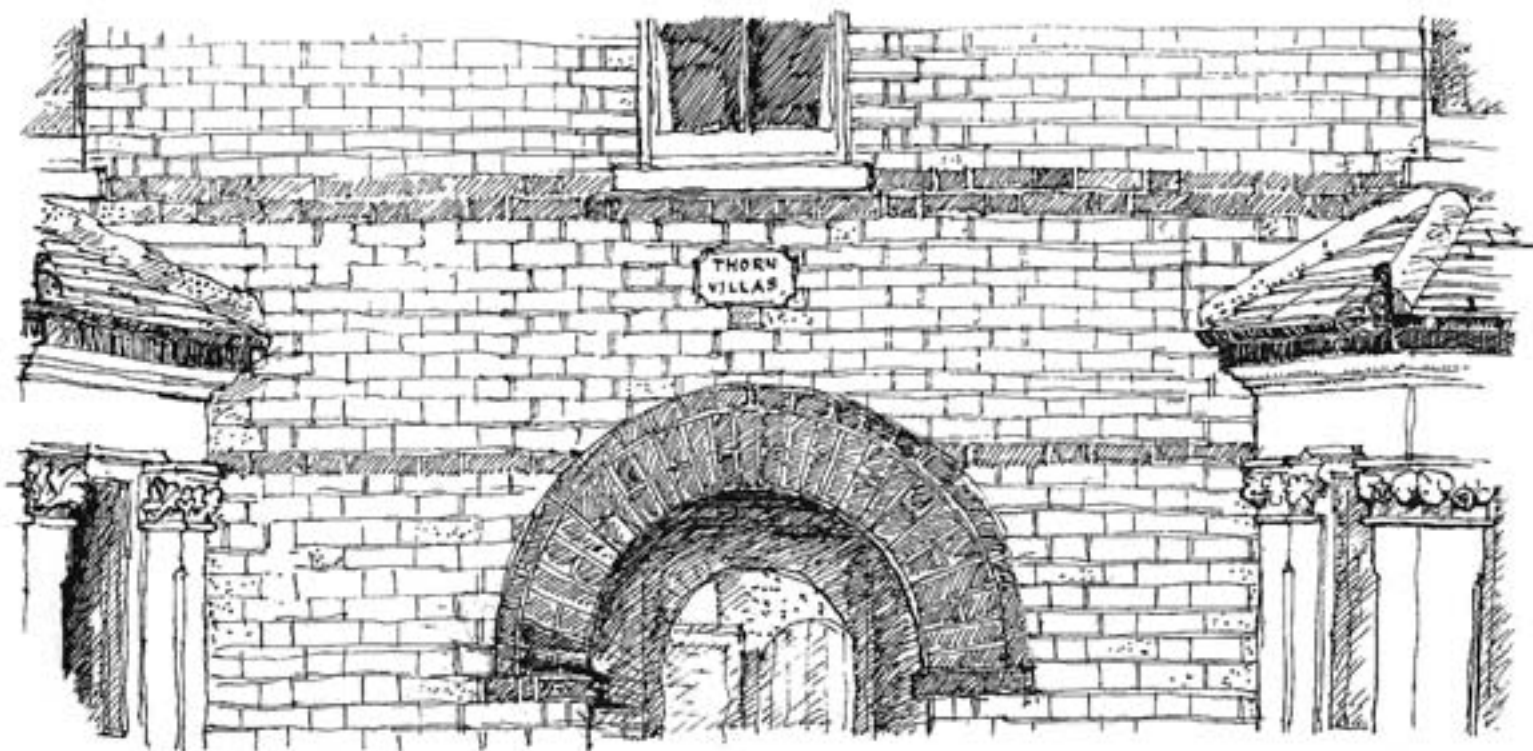
### THE ROLE OF THE COUNCIL AND ARTICLE 4(2) DIRECTION

The Council is able to control new development through its powers under the planning acts and is always willing to give advice to those who want to undertake new work. There is a range of guidance leaflets available regarding conservation areas, listed buildings and regarding the types of development requiring planning permission. If you are in doubt about the need to obtain planning permission for intended works, you should contact Environmental Protection at the Civic Centre.

Where a particularly good group of single dwellings would suffer if work, exempt from planning permission, were to be carried out (e.g. changing windows, demolition of front boundary walls etc.) then the Council may apply an Article 4(2) Direction after consultation with owners. Such directions



Dormer window 44 St. Leonard's Road



**Thorne Villas 105-107 Archway Street**

mean that certain permitted development rights, as specified within the Direction, are removed and owners must then apply for permission to carry out such intended works. The object of Article 4(2) Directions is to control the gradual changes to houses which can occur over time without the need for planning permission but which could, if left unchecked, lead to an erosion of the character of a conservation area.

**Permitted development rights which could be removed include:-**

- (i) the enlargement, improvement or other alteration of a dwellinghouse
- (ii) any alteration to the roof of a dwellinghouse
- (iii) the erection or construction of a porch outside any external door of a dwellinghouse
- (iv) the provision and maintenance of any building or enclosure incidental to the enjoyment of the dwellinghouse
- (v) the provision of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse
- (vi) the installation alteration or replacement of a satellite antenna
- (vii) the erection, construction, maintenance improvement or alteration of a gate, fence, wall or other means of enclosure.

**Article 4(2) Directions have been made affecting a number of properties in the study area. These are listed in the text on the Proposals Map.**

**NOTES TO OWNERS AND OCCUPIERS OF BUILDING**

Under present legislation residents are entitled to carry out some minor works to their houses as 'permitted development'. This freedom places a great responsibility on owners to consider the overall quality of the street and the area when considering alterations to their property. There is plenty of opportunity to preserve or enhance the character of the conservation area by paying attention to small details on houses. Without care, even apparently minor alterations, accumulating over time can dilute the quality of the area. Examples of such changes include the installation of PVC-u windows, changes to roof materials, alterations to chimneys, rendering, painting or cladding in an otherwise brick faced street, removal of boundary walls and the use of front gardens for parking.

What constitutes 'permitted development' can be a complex matter and residents should contact the Council in the first instance if in any doubt. Importantly, local residents and local groups, in particular, can help preserve or enhance the conservation area by helping to record original features and passing on useful information about local crafts people and suppliers of local materials.

When considering undertaking works which do require planning permission, the best approach is still to contact Environment Planning & Review for advice. Of particular concern are proposals for dormer windows (see below) and extensions, both of which can have a negative impact on the



Thorne Passage, Ordnance Survey map 1913 (detail)

street scene. In this context it should be noted that rear elevations are also often visible from the public domain. Of equal impact is the breaking down of front boundaries and the destruction or adaptation of front gardens for car parking (see below). Design guidance leaflets are also available on these subjects from the Council and are free of charge.

### **DORMER WINDOWS**

Dormer windows, if used inappropriately, can have a detrimental impact on a buildings original form, and collectively may affect the quality of the overall group. The use of dormer windows and rooflights to the front elevations both detract from the already intricate detailing of the façades and compete with the gable roofs. Flat roofed dormers are particularly unsympathetic when adjacent to the steep gabled roofs. If dormers or rooflights are to be built, they should be positioned to the rear of the roof.

### **FORECOURT PARKING**

The creation of hardstandings is in many cases achieved without consideration for its effect on the surrounding environment. With a little thought the visual impact of such parking can be reduced. London Borough of Richmond upon Thames provide a leaflet entitled 'Design Guidelines for Car Parking in Front Gardens' upon request.

### **LANDSCAPE AND PLANTING**

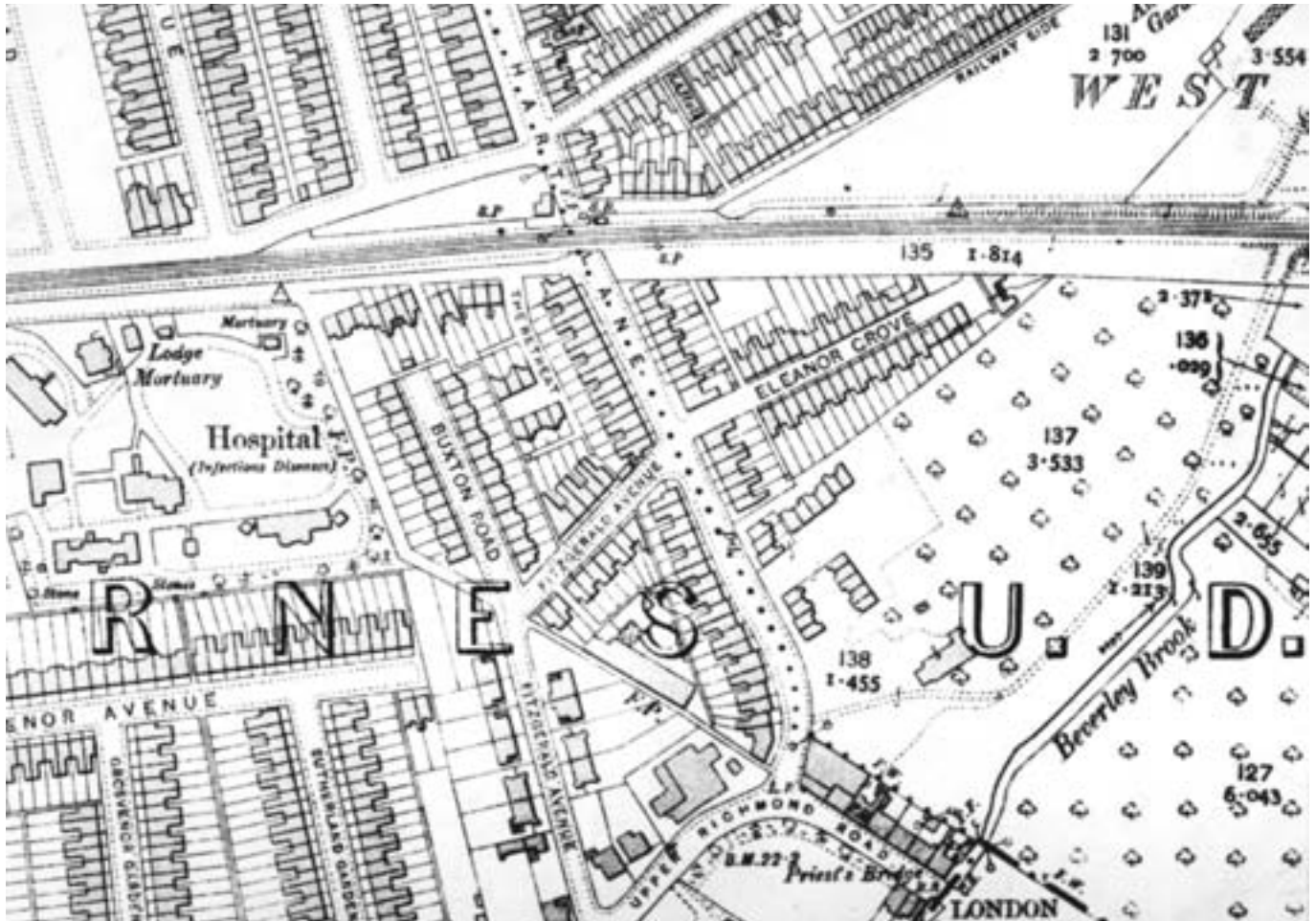
Trees above a certain size in conservation areas which are not already subject to a Tree Preservation Order; are protected automatically by the requirement that six weeks' notice must be given to the Council before any proposed work is carried out. Generally this requirement applies to trees with a trunk diameter greater than 75mm at a point measured 1.5m above ground level. The Council has published planning information and design guidance leaflets regarding landscaping and trees which are available free of charge.

### **IMPLEMENTATION**

The Council will implement those proposals under its control as opportunities arise and when funds become available and will give advice on grants and action that can be taken by other groups and individuals. The Council will monitor the effectiveness of any Article 4(2) Directions and will review the progress of enhancement proposals on a regular basis.

### **ACKNOWLEDGEMENTS**

The co-operation and input of all individuals and organisations who took part in the consultation process for this study is gratefully acknowledged by the London Borough of Richmond upon Thames.



Thorne Passage, Ordnance Survey map 1913 (detail)

The illustrations used in this study were produced by Howard Vie for the London Borough of Richmond upon Thames.

This study was approved by the Council's Environment Committee 10.05.2002. The proposals for extensions to the conservation area, new Buildings of Townscape Merit, and Article 4(2) Directions have now been implemented.

The illustration on the front cover is Thorne Passage outside no. 1 looking east.

## OTHER PUBLICATIONS

The London Borough of Richmond upon Thames has also published the following information.

### Supplementary Planning Documents

Borough Tree Strategy  
 Design Quality  
 Public Space Design Guide  
 Small & Medium Housing Sites  
 Sustainable Construction Checklist

### Conservation Area Studies

Studies for the other conservation areas in the Borough are available or are in preparation.

### Planning Information Leaflets

- Conservation Area Statements
- no.2 Listed Buildings
- no.4 Historic Buildings: Maintenance and Repair
- no.5 Trees: Legislation and Procedure
- no.6 Buildings of Townscape Merit

### Design Guidance Leaflets

- no.1 Shopfronts and Shopsigns
- no.2 Car Parking in Front Gardens
- no.3 External Alterations to Houses
- no.4 House Extensions
- no.5 Trees: Landscape Design, Planting and Care
- no.6 Small Housing Sites
- no.8 Wildlife in Gardens
- no.9 Nature Conservation & Development
- no.10 Security by Design
- no.11 Shopfront Security

These leaflets and documents are available from the Environment Directorate reception on the 2nd floor of the Civic Centre.

Planning Information & Design Guidance leaflets can be viewed on the public website: [www.richmond.gov.uk](http://www.richmond.gov.uk)

If you need this leaflet in Braille,  
large print, audio tape,  
or another language,  
please contact us on 020 88917322  
or minicom 020 88316001

Civic Centre 44 York Street  
Twickenham TW1 3BZ

website: [www.richmond.gov.uk](http://www.richmond.gov.uk)

اگر در فهمیدن این نشریه مشکلی دارید لطفاً به میز پذیرش  
در آدرس قید شده در زیر مراجعه نمایید تا ترتیب ترجمه  
تلفنی برایتان فراهم آورده شود:

#### Farsi

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في  
العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية  
هاتفية.

#### Arabic

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ  
ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ  
ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

#### Punjabi

## LONDON BOROUGH OF RICHMOND UPON THAMES

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