

FELIXDB

13/04/2020

19 White Hart Lane, London, SW13 0PX

HERITAGE STATEMENT

Introduction and Setting

The property is a terraced house constructed circa 1880, located at 19 White Hart Lane in the Thorne Passage conservation area. The property is arranged over 3 storeys, with an outrigger extension to the rear. Thorne Passage was designated a conservation area in January, 1969, extended to include the east side of White Hart Lane on 24th April 2018. The area encompasses homogenous rows of terraced dwellings, a number of buildings constructed to house commercial uses, as well as places of workshop. The area is one of many 'model villages' that were typical of the late 19th and early 20th century Victorian era.

OS Map 1897. 19 White Hart Lane in red.



Context

The property is a terraced house arranged over 3 storeys, that has been converted into 2 flats. This application is made on behalf of the current freeholder - there are no current leaseholders. The exterior front wall is constructed from London Stock bricks with white painted stucco details around the fenestration. The rear walls are constructed from London stock bricks. The roof is in its original form with clay and slate roof tiles. Most of the windows are non-original painted timber windows, the front ground floor bay window has been removed and replaced with a steel window.

There are no relevant nearby listed buildings but No. 1, 3, 5, and 7 White Hart Lane are Buildings of Townscape Merit, separated from the application site building by Nos. 9-13 White Hart Lane, occupied by Sainsbury's and known as Tideway Wharf and Nos. 13-17 White Hart Lane, which form a corner building near a key junction with a curved corner and frontages to Thorne Passage and White Hart Lane. 13-17 White Hart Lane has been extended on two occasions with planning

permission (14/1564/FUL and 15/2004NRC).

The application site is wholly within the Thorne Passage Conservation Area, designated by the London Borough of Richmond in 1969 and adjacent to the Mortlake Conservation Area designated in 1982. Thorne Passage conservation area lies in the Westfields area of Barnes. It encompasses a small area of worker dwellings along Beverly Path, before continuing through two tunnels under the railway to a large estate of terraced dwellings comprising tightly knit streets between the railway side allotments, Charles Street and the eastern side of White Hart Lane. 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.

The conservation area was extended initially in 2002 to include parts of Railway Side, Cross Street and Archway Street and more extensively in 2018 to further include Charles Street, Thorne Street, Westfields Avenue, St Anne's Passage and the eastern side of White Hart Lane which continue the tight-knit layout of model worker's housing and buildings for commercial uses, many of which have now been converted into residential, particularly along Cross Street. In the area between Cross Street and White Hart Lane East the hierarchy of dwellings is increased with some corner shops, shopfronts and changes in building height. The form and design of dwellings along White Hart Lane and Cross Street are more ornate in historic detailing and incorporate canted bay windows etc. The retention of the commercial features of the buildings such as shopfronts is particularly important in maintaining

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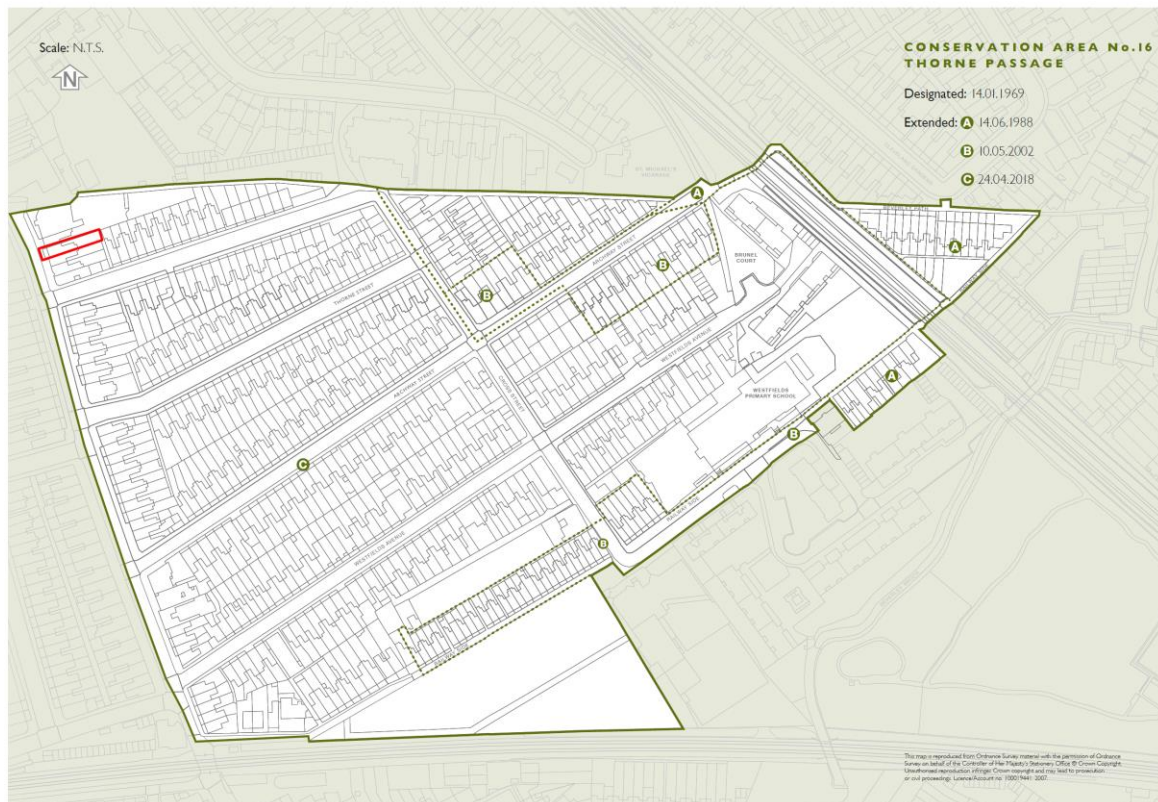
the character of the area. Allotment gardens also exist along the railway side, as well as St. Anne's Passage, and are a positive contribution to the character of the area.

Following the 2018 boundary revision, the character of the area has changed. It is no longer focused on the mid-19th century layout of early cottages around the railway line. In summary, the significance of the Thorne Passage Conservation Area is derived from:

- Historic interest, which is distilled from the homogenous streetscape, with very few variations in heights, plot width and façade treatments. The houses in the five parallel streets, which are planned as a 'model village' provides an insight into the late Victorian town planning, which was focused on improving health, education and living conditions of working classes. The example in Westfields is on the par with similar types of estates including the Shaftsbury and Peabody estates. Historic interest is also present in the ancient routes which have been preserved, and the remnants of market gardens in the allotments by the railway line.
- Architectural interest is derived from the design of the terraces, typical of their time, and the intimate arrangement of small cottages united by the paths. The current configuration of dwellings, commercial uses and allotment gardens still tells this story of a planned community with much of the historic fabric, layout and phases of development influencing how the area is still appreciated today.
- Archaeological Interest is outside the scope of this report and not specifically relevant to the proposals.
- There is no specific artistic interest within the conservation area.

There is an Article 4 directive applied in the Thorne Passage conservation area. Such directions mean that certain permitted development rights, as specified within the direction, are removed and owners must then apply for permission to carry out the intended works. However, this approach is only considered to be necessary for the following properties in the conservation area; 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.

Ordinance Survey map showing Thorne Passage conservation area. 19 White Hart Lane in red.



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The Thorne Passage conservation area statement outlines opportunities for improvements in the following areas:

- Preservation, enhancement and reinstatement of architectural integrity, quality and unity
- Coordination of colour and design, rationalisation and improvement in quality of street furniture, including vegetation and flooring
- Retention and reinstatement of timber shopfronts, approval of better proportioned signage without illumination
- Increase planting to front gardens, seek to locate lightwells to the rear of properties rather than the front;
- Seek to encourage good quality and proportionate design and better-quality materials that are sympathetic to the period and style of the dwelling
- Retention of historic shopfronts and historic features when converting a historic non-residential building to residential use.
- Discourage the painting and rendering of brick facades.



Proposal

The design has been developed to accord with the Richmond SPD House Extensions and Alterations. As per policy CP7 and DM DC1 the development recognises distinctive local character in the materials used and contributes to the area with high quality materials and design detailing. The design relates to the local character by matching traditional materials. The scale of the extension is subservient to the existing house being single storey and with considerable low eaves height. The house benefits from a large garden and the new extension will leave a generous garden remaining.

We intend to reinstate a bay window to the front ground floor, there are visible marks on the front brick wall showing the original shape of bay window now demolished. The bay window will have traditional slate pitched roof and traditional detailing to the wooden sash windows. By reinstating the bay window we will continue the pattern along the terrace of bay windows and enhance the conservation area.

The proposed rear roof extension will be comprised of a full width dormer to the rear roof slope and a "pod" dormer over the outrigger. The neighbours to both sides have already extended at this level with raised party walls in London stock bricks. The exterior wall will be clad in vertical slate roof tiles. The extensions will be lower than the original roof ridge.

The overall appearance of the extensions will be harmonious to the original house reflecting the materials but also clearly a contemporary additional with a flat roof matching the other new extensions and not aping the original house. This will allow the original form of the house to be appreciated.

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The extensions are designed to be inconspicuous from the road, sympathetic to the original house and considerate to the neighbours amenities.

The proposed design complies to the Richmond, SPD extensions and external alterations, with negligible impact on the neighbouring amenities, respecting and integrating with the original architecture and materials, and enhancing the character of the street and house by restoring the adapting the property with high traditional design.

Conclusion

We believe that the proposed changes are carefully considered and sensitive. The proposed works will harmonise with the existing house, strengthen visual continuity along White Hart Lane through the reinsertion of the front bay window, in turn enhancing the local character of the conservation area.

The proposed design complies to the London Borough of Richmond Upon Thames planning rules with negligible impact on the neighbouring amenities, respecting and integrating with the original architecture and materials, and enhancing the character of the conservation area by restoring and adapting the property with high quality traditional design. The proposed works will have no impact on any of the special interest of this building in a conservation area, with no historic fabric being lost by ensuring the use of sensitive and high quality materials.

If there is any additional information you require please do not hesitate to contact me.

Regards,
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