

INTRODUCTION TO VILLAGE PLANNING GUIDANCE FOR BARNES

What is Village Planning Guidance?

London Borough of Richmond upon Thames (LBRuT) wants residents and businesses to help prepare 'Village Planning Guidance' for the Barnes Village area. This will be a document that the Council considers when deciding on planning applications. Village Planning Guidance can:

- Help to identify, with your help, what the 'local character' of your area is and what features need to be retained.
- Help protect and enhance the local character of your area, particularly if it is not a designated 'conservation area'.
- Establish key design principles that new development should respond to.
- The boundary has been based on the Village Plan area to reflect the views of where people live, as well as practical considerations to support the local interpretation of planning policy.

How can I get involved?

There will be two different stages of engagement and consultation before the guidance is adopted.

During November and December 2014 residents and businesses are being asked about their vision for the future of their areas, thinking about:

- the local character
- heritage assets
- improvement opportunities for specific sites or areas
- other planning policy or general village plan issues

Draft guidance will be developed early in the New Year based on your views and a formal (statutory) consultation carried out in March/April 2015 before adoption later in the year.

How does Village Planning Guidance work?

The Village Planning Guidance will become a formal planning policy 'Supplementary Planning Document' (SPD) which the Council will take account of when deciding on planning applications, so it will influence developers and householders in preparing plans and designs. This includes any aspect of changing the physical environment that requires a planning application for built development and other matters such as new street signs, shop fronts, road layouts or cycleways.

How does the 'Village Planning Guidance' relate to Village Plans?

The Planning Guidance builds on the 'Village Plans' which were developed from the 2010 'All in One' survey results, and from ongoing consultation, including through the engagement events in November and December 2014. The Village Planning Guidance will be a dedicated section as part of the Village Plans both of which will build on the findings of the Barnes Ponder event.



Indicative Barnes Village Planning Guidance Study Boundary



Gateway to Barnes



Lowther Parade, Church Road

WHAT YOU SAID SO FAR - AND WHAT HAS BEEN DONE

What were the most mentioned issues set out in the Village Plans and what has been done?

Traffic and Congestion

What was said:

Just under one third (30%) of respondents identified traffic and/or congestion as being in need of improvement, particularly the areas of Castelnau, Hammersmith Bridge and White Hart Lane, amongst others.

What we have done:

- The Council has improved Barnes Station including creating a wider footway, new signal controlled crossing for Rocks Lane, larger bus shelters and improved street lighting.
- The signals at Rocks Lane and Castelnau have been linked together, enhancing their efficiency and improving control of traffic movements. The Council consulted on plans for easing the traffic flow at the Rocks Lane/Castelnau junction however this was not supported by local residents and has been withdrawn.
- TfL have installed links between various traffic signals in Barnes to improve and smooth traffic flow.
- Under new powers Penalty Charge Notices can now be issued to drivers stopping in the yellow box junctions in Castelnau by Trinity Church and Hammersmith Bridge.
- All zig zag marking adjacent school entrances have been reviewed. Enforcement has reduced congestion outside schools at key times, and residents benefit from parking during key holiday periods.

What we are going to do:

- The Council will continue to seek a solution to the Mill Hill Road / Rocks Lane junction to improve capacity and increase safety at the junction by creating dedicated right turn flares.
- The Council will work with the Barnes Community Association and Town Team on road safety issues (including 20mph and cycle way suggestions) in and around Barnes.
- Review the proposal for a 20mph zone for Madrid Road.

Pavements and Roads

What was said:

Condition of pavements and roads is a key concern for residents, raised by 23% of respondents, concerns were raised on the hazards this presents for pedestrians particularly the elderly, the young and for cyclists and motorists.

What we have done:

- New powers to limit road works disruption and congestion caused by utility companies have been put in place.
- Upgraded the paving at the junction of Church Road and Castelnau and installed new pavements in Church Road, one of the main shopping streets in Barnes.
- Made available a specific annual funding pot of £35,000 per village area in addition to the routine maintenance work being carried out for works nominated by the public.
- Since 2012, improvements have been made to the road and/or footways including in Lonsdale Road, Vine Road, Bracken Gardens and Station Road.

What we are going to do:

We are currently in the third year of a five year highways maintenance capital programme (£5m over 5 years) and an additional £1m capital funding for 2014/15 has been identified.

Shopping in your local high street and support for local businesses

What was said:

Shopping on the local high street was considered a priority for improvement by 26% of respondents, with support for local businesses a priority by 23%. Shopping on the local high street was also considered the second most important aspect of making the area a good place to live. In particular residents wanted more independent shops and fewer estate agents, and were concerned about empty shops.

What we have done:

- High quality signage has been placed on routes into Barnes.
- The Council has made available for empty shop grants of up to £2000 to help support costs associated with running a temporary shop in an empty unit.
- Funding for a Barnes Trail was awarded from the Outer London Fund to encourage more visitors.
- Jointly funded the Town Centre Manager with the Barnes Community Association.

What we are going to do:

- Continue to provide funding support to Barnes Community Association which in turn supports the Town Centre Manager.
- We are opposing Government changes on planning legislation that remove local decision making on employment and retail space.
- Continue to support Christmas festivities in Barnes through our allocation of funds for Christmas lights.

OPPORTUNITIES TO GET INVOLVED IN YOUR LOCAL AREA

Community Links

Community Links help promote community involvement by keeping local communities informed about what the Council is doing, by building a better understanding of what community activity is already happening, helping identify and promote opportunities for local people to get involved and helping local people and groups find the support they need to take part. www.richmond.gov.uk/community_links.htm

Castelnau Community Project

Castelnau Community Centre (CCC) is based at 7 Stillingfleet Road, Barnes SW13 9AQ and is committed to promoting a vibrant, self-sustaining community in the Castelnau estate and surrounding area. With a packed schedule of events and activities, there's something for everyone at CCC, from Café and Play sessions for people with children under 5 years, ballet and tap classes, homework and youth club, Community Over 50s Lunch and a job club to name a few.

The Homework club provides a quiet and supportive space for school years 6 and upwards to do homework and projects. A tutor is on hand to help and give advice when needed.

The youth club is for 11 - 19 year olds looking to hang out with their friends. With sports, cooking and art projects as well as the opportunity to learn about growing fruit and veg in the allotment, there is something for everyone. More information can be found at www.castelnaucentreproject.co.uk/

Barnes Community Association

The Barnes Community Association (BCA) is run by its members on behalf of the residents of Barnes, to foster a sense of community in the neighbourhood and to promote the preservation, development and improvement of the character and amenities of Barnes. The BCA is based at Rose House, 70 Barnes High Street SW13 9LD.

The BCA is self-funding and hold a variety of fund-raising events throughout the year, including the impressive Barnes Fair. The Fair is held on the second Saturday in July and covers the whole of Barnes Green. In October they have their famous Jumble Sale in Kitson Hall and in December there is a Late Night Shopping Evening when the local shops stay open late with a Christmassy welcome, including by Father Christmas. For more information please visit www.barnescommunityassociation.org

The Big Barnes Ponder

The Big Barnes Ponder was a major community exercise held in October 2013, in which everyone who lives in Barnes was invited to a day where their ideas and opinions could be registered and go towards forming a 10 year plan for Barnes. Over 300 people attended and initial work area teams were formed at the Community Forum to take forward the ideas that emerged from the Ponder. Teams are still open to new recruits and are keen to ensure they have the right skills to promote and deliver the projects. People are kept informed and involved about the projects via the Barnes Village newsletter and website, Prospect and other local channels. More information can be viewed at www.barnesvillage.com/barnesponder

Friends of Barnes Common

Barnes Common is an area of historic, unenclosed common land that provides a varied landscape covering 100 acres (50Ha). The Common is designated as Metropolitan Open Land, a Local Nature Reserve, Site of Nature Conservation Importance and Conservation Area. The Friends of Barnes Common (FoBC) seek to protect and enhance the Common for local residents, visitors and future generations. The FoBC is a not-for-profit organisation affiliated to the Barnes Community Association and associated with the South West London Environment Network.

By Act of Parliament responsibility for the management of the Common rests with the Council. However, the Council seeks to undertake its management in close co-operation with local community groups, and the FoBC is the local group primarily concerned with the management and preservation of the Common as both a Local Nature Reserve and Metropolitan Open Space. For its part the Friends try to maintain close liaison not only with the Council but also with the Barnes Community Association, the local cricket clubs, cycling groups, local residents and other user groups and interested individuals.

The Barnes Common Management Company (BCMC) was created as a charitable operating company by the FoBC earlier this year, and is working with the Council, on an interim basis, to undertake urgent conservation work and to prepare a Master Plan for the common for the next three years and beyond. BCMC's hope is that it will then be appointed by the Council to manage the whole site (which will remain the responsibility of the Council by law) and to implement the Master Plan. More information can be viewed at www.barnescommon.org.uk

Village Planning Events

To get more involved in Village Planning come along to the following events where you can meet the team and have your say about what is important in your local area:

Venue 1

Saturday 15 November 2014

Drop-In – 10:00am – 4:00pm

Rose House, 70 Barnes High Street

Sunday 16 November 2014

Walkabout 1:30pm – 4:00pm

Meeting point – Outside Rose House

Venue 2

Saturday 29 November 2014

Drop-In – 10:00am – 4:00pm

North Barnes Childrens Centre, Lowther Primary School, Stillingfleet Road

Sunday 30 November 2014

Walkabout 1:30pm – 4:00pm

Meeting point – Outside Castelnau Community Centre, 7 Stillingfleet Road

THE BIG BARNES PONDER

The Council is working closely with the Barnes Community Association and Town Team to help maximise the findings of the Big Barnes Ponder through the Village Planning Guidance and wider Village Plan work. The Council will be building on the information from the Big Barnes Ponder using the responses from the November/December events and consultation. A Town Centre Manager continues to be jointly funded by the Council's Town Centre Opportunities Fund and the Barnes Community Association to work with the business community. They have attracted a £10k grant from the Mary Portas fund and developed a Town Team to increase the economic prosperity of the village.



Big Barnes Ponder event



OTHER ACTIVITIES

Improvements to the Castelnau Estate

Under the Council's 'Uplift' programme the Castelnau Community Centre has received a £300k makeover with £40k spent on the new fencing along the allotment boundary, a new footpath to improve access into the allotments and the installation of artificial grass in the play area. Inside, a further £260k has helped to make repairs to the building and the creation of a new 'Youth Zone'.



Castelnau Community Centre welcome mosaic



Castelnau

A new pavilion at Barn Elms Playing Fields

A new pavilion with six team changing rooms and a community/function room opened in September 2012. The opening of the pavilion was part of a major redevelopment project on the 46-acre site, seeing it transformed into a state-of-the-art multi-sports facility for the whole community. As well as the pavilion, the regeneration and renovation of the site has included the construction of three brand new tennis courts and a Multi-Use Games Area.



Barn Elms Pavilion

Towpath Improvements

A section of footpath from Barnes Bridge to Mortlake High Street has been upgraded to improve accessibility for all and encourage users onto the towpath and away from busy main roads. The towpath is a significant feature in Barnes as the River Thames bounds the village on three sides.



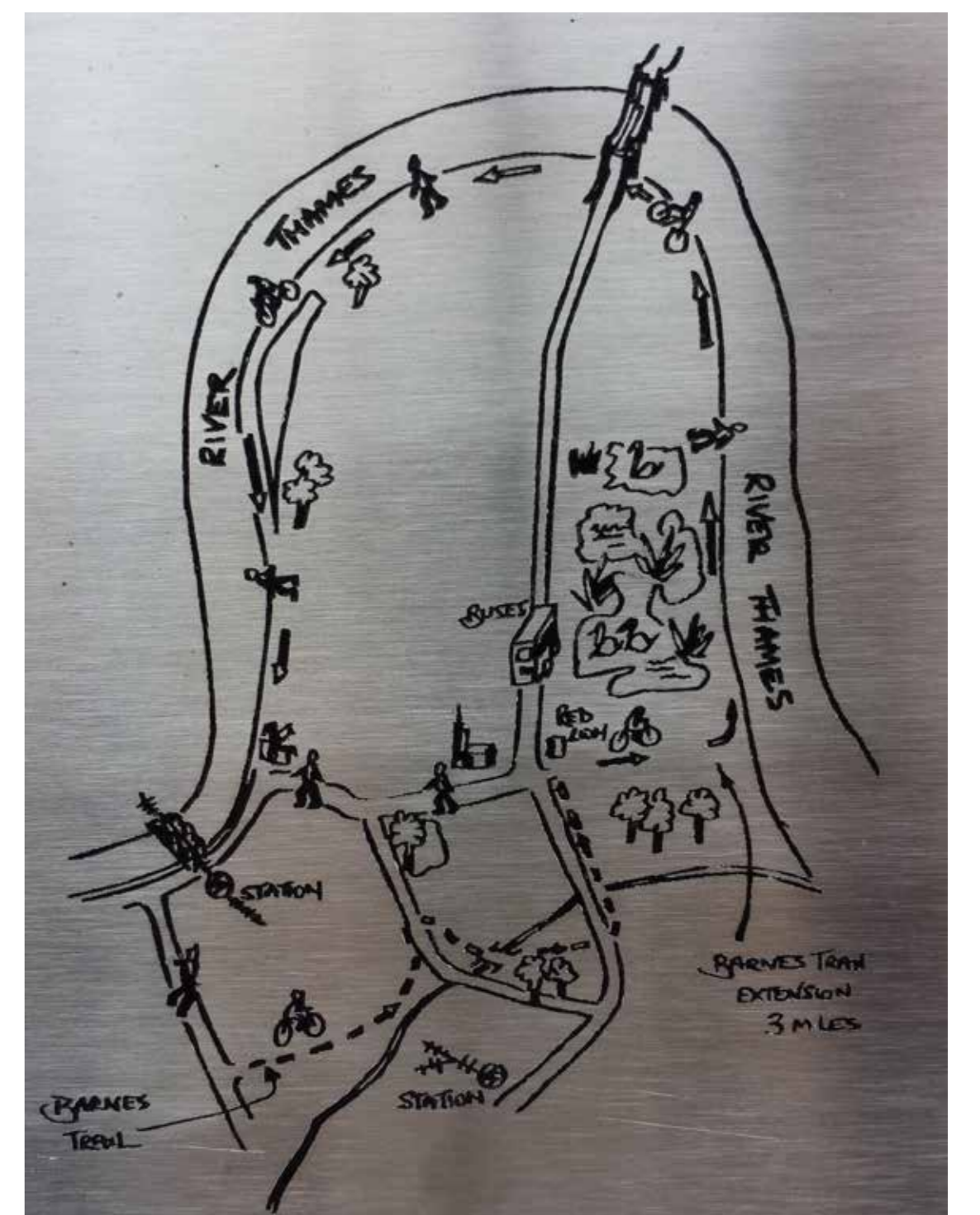
Barnes Towpath

Barnes Trail

Our Village Plan ethos has enabled a large number of community projects to get off the ground, working with local people, businesses, other organisations and funders. This includes the Barnes Trail – a 2.3 mile circular walk around the historic highlights of the village marked out by silver discs in the pavements, which was developed by the Barnes Community Association.



Barnes Trail



Barnes Trail Map

DEFINING THE CHARACTER OF BARNES VILLAGE

The Council has undertaken some initial work on trying to identify the different areas of Barnes which have a similar character, together with some of their key features. Some of these are based on established conservation areas. These are displayed on the boards so that we can seek your views.

We want to find out what you think the most important features are of your local area - use the boards to find out where this is.

This will help ensure that the character is maintained and enhanced for the future and that new developments or changes to existing buildings respect the aspects of local character that you think are important.

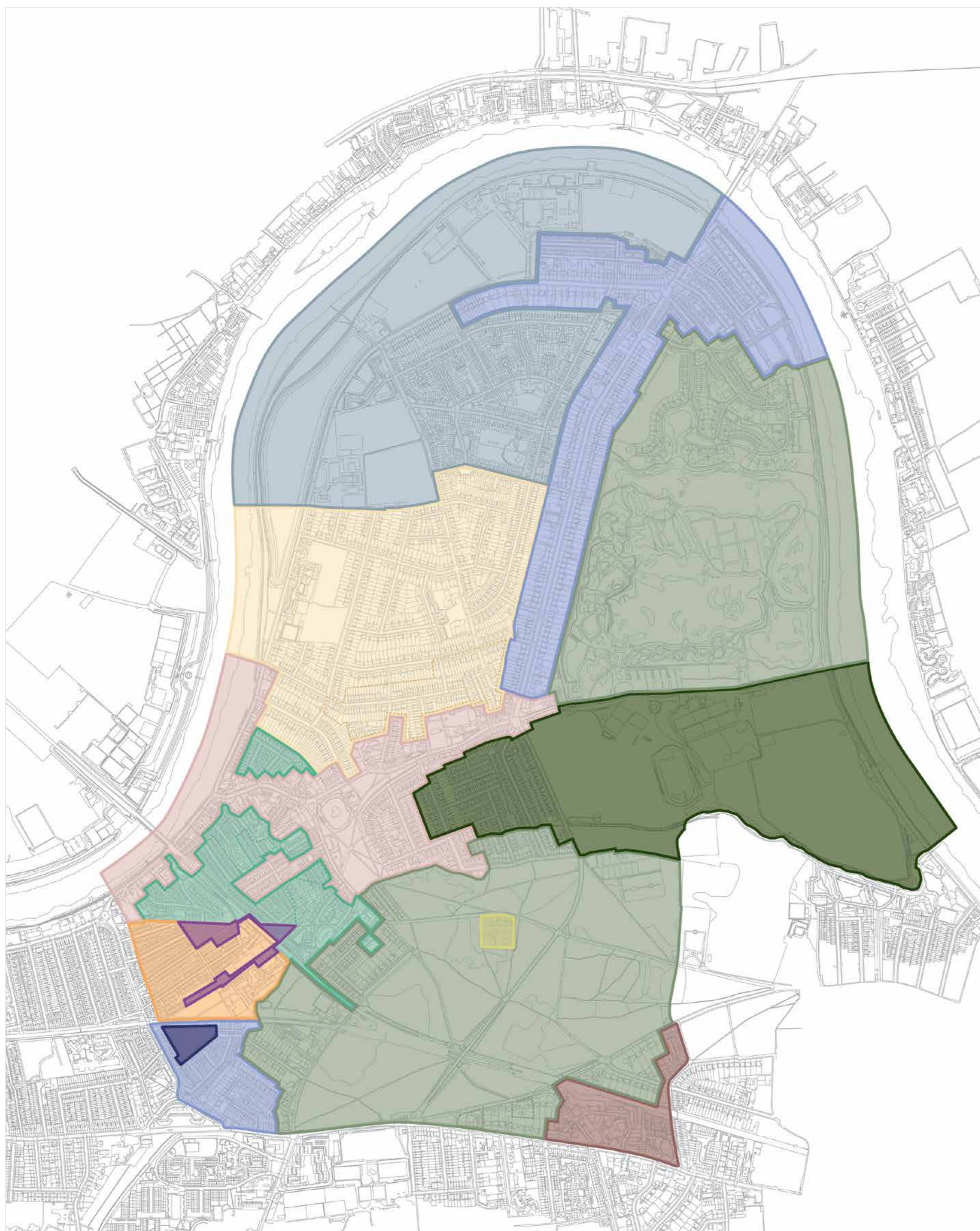
What are the opportunities to enhance your local area?

What do you think the best and most important features are?

What are the pressures or problems facing your area?

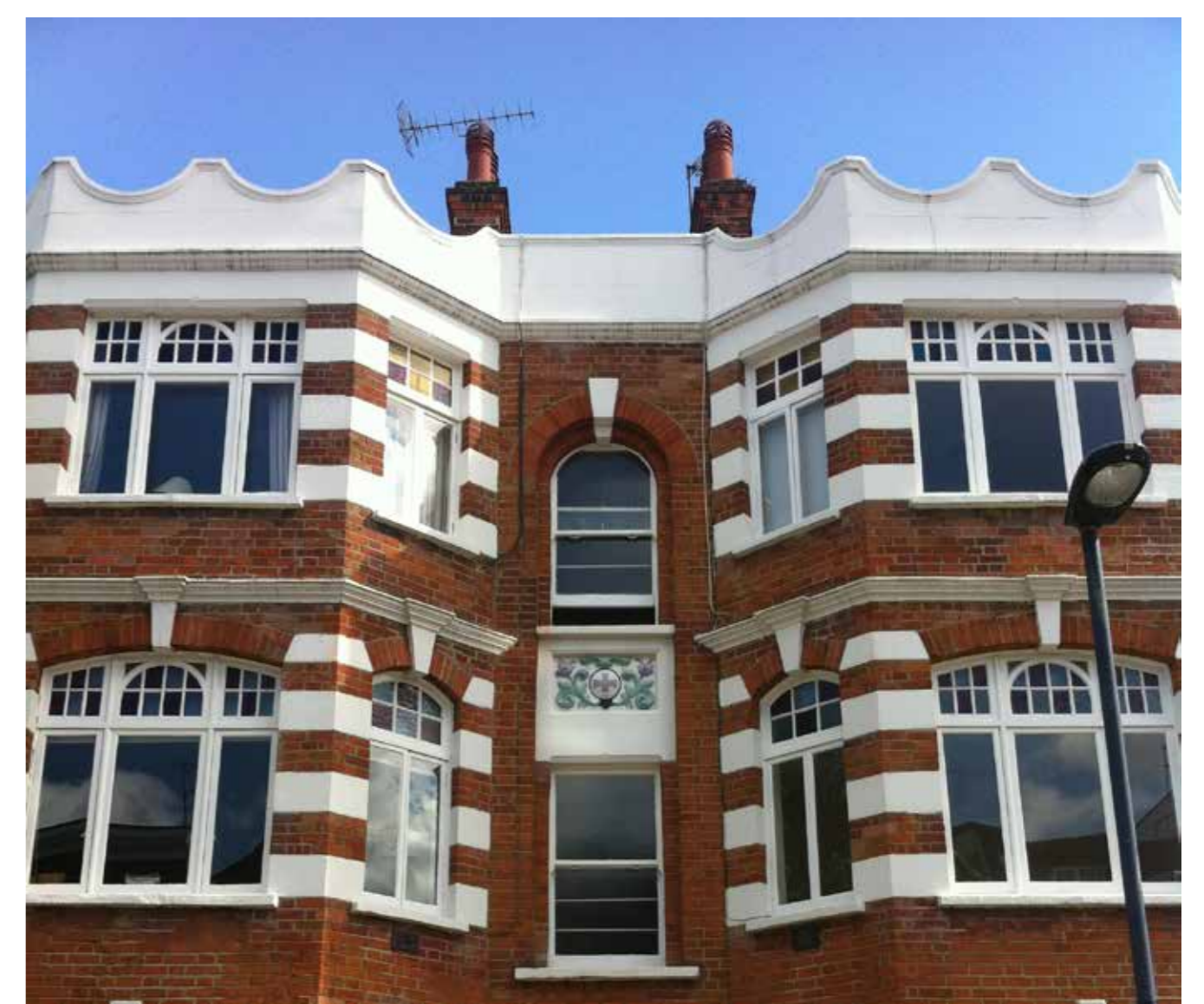
The features that you might want to think about could include:

- windows, roofs and chimneys
- building materials and colours
- gardens and green spaces
- street trees and paving
- border walls or railings



Barnes Character Areas

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THE CHARACTER OF BARNES

(the numbers in brackets denote the Council's conservation area reference number)



Character Area I: North West Barnes

- Predominantly Interwar planned development built by the prolific Henry Boot Company during the 1930s
- Long, winding, quiet and leafy streets of small terraced, semi-detached and detached housing, larger houses and apartment blocks overlooking open spaces
- Four schools catering for ages 3 to 18, housed in mainly mid-twentieth century buildings
- Large areas of open green space, much enclosed as school playing fields, but also including a recreation field and nature reserve
- **Dominant materials and features:** Rendered facades, brick panels containing arched opening, recessed shared porch, windows set close under eaves



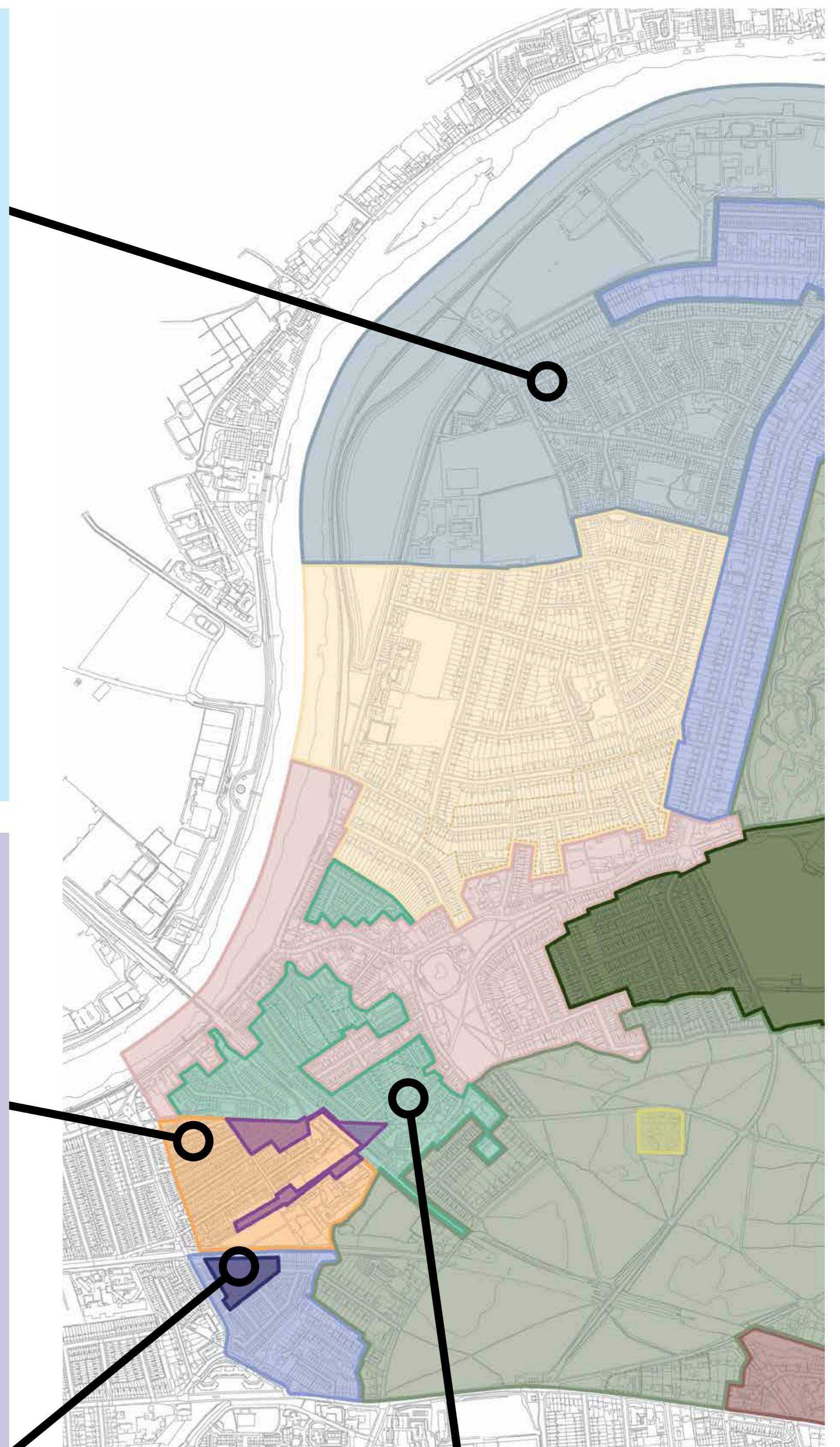
Character Area II: Westfields

- Late-Victorian development of tight terraced streets, with some irregular amenity buildings remaining
- Red-brick Edwardian parade of shops and houses along White Hart Lane
- Late-twentieth century infill developments
- Includes allotments, school and Vine Road Recreation Ground
- **Dominant materials and features:** Stock brick and rendered two-storey cottages with slate roofs and large chimney stacks, consistent in elevations but with some variety in original details



Conservation Area 9: White Hart Lane (53)

- Located between Mortlake to the west and Barnes to the east. Including Eleanor Grove and part of White Hart Lane just south of the railway crossing
- Development of Eleanor Grove and part of White Hart Lane occurred together in late nineteenth-century
- Two storey terraced Victorian houses along Eleanor Grove and a more imposing frontage of three storey commercial buildings to White Hart Lane
- **Dominant materials and features:** Terraced cottages of painted brick or render. Retained chimneystacks enliven the roofscapes. Angled bay windows, distinctive tripartite windows to the first floor and moulded parapet details, with shallow slate roofs and prominent chimney behind

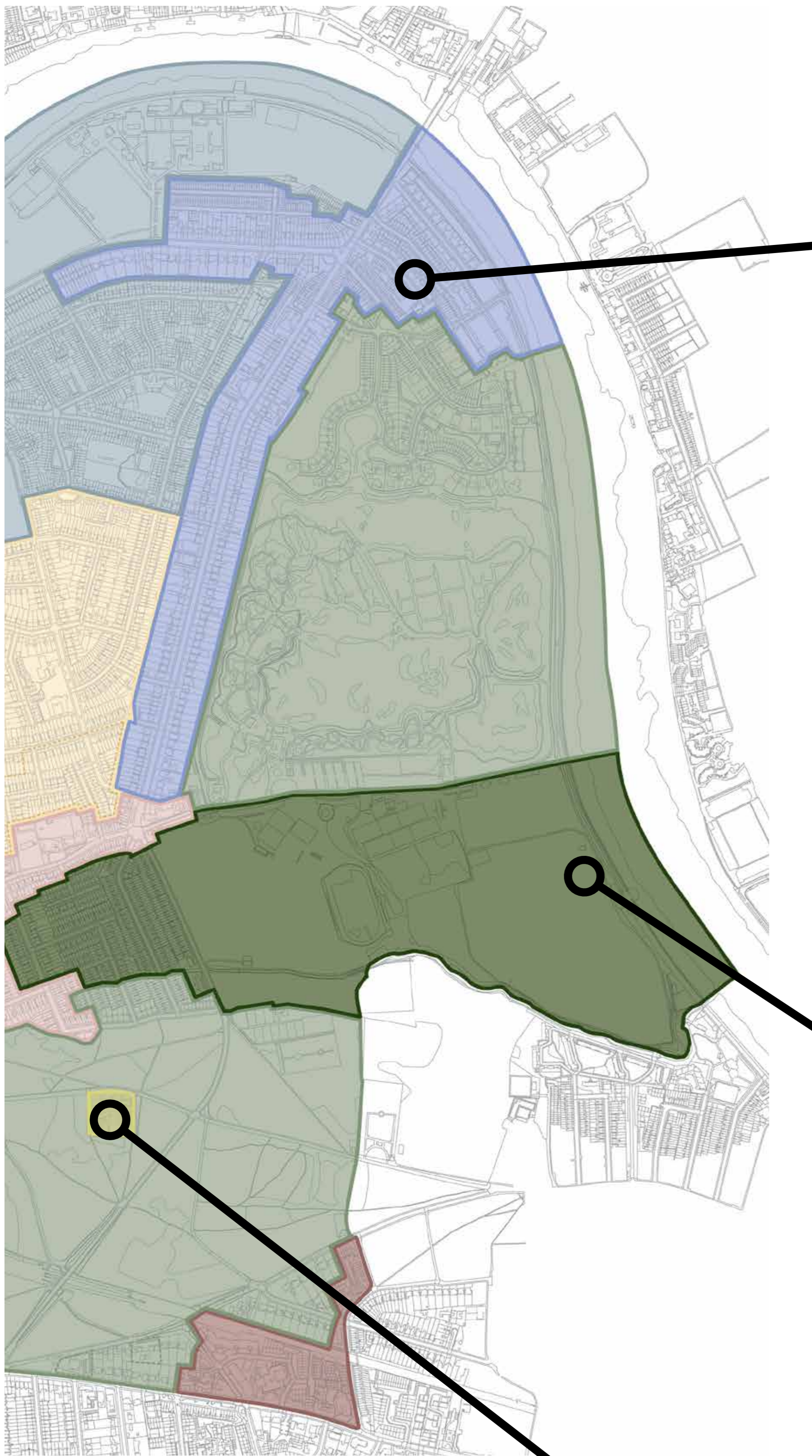


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Character Area 13: South West Barnes

- Mix of styles including late-Victorian, Edwardian, and Interwar semi-detached and terraced houses stand close to large apartment blocks and small infill developments from 1950s to 1990s. Bisected by Barnes Green Conservation Area
- Street forms and plots are staggered and of irregular size, with small green spaces and passages left-over from historic boundaries, footpaths and the railway line
- Paired brick terraces with short gardens line short or kinked streets with informal tree planting, some ending with quiet leafy corners
- Distinctively bowed, informal Elm Bank Gardens mixes eclectic Edwardian and Interwar styles around St Michael's Church, ending in a wide green close

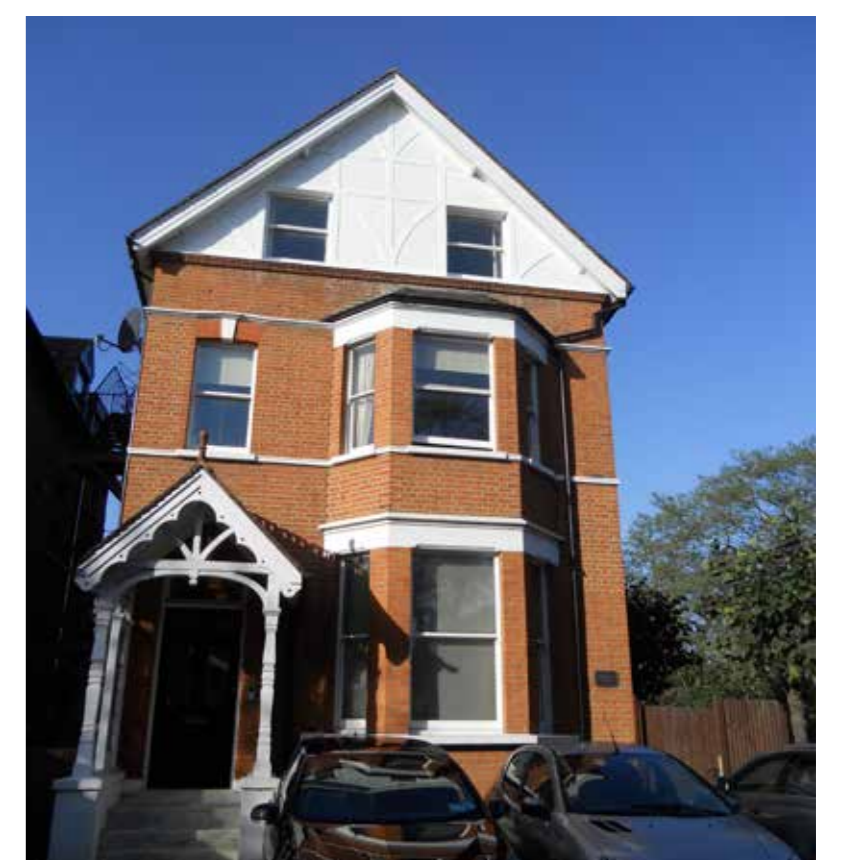
THE CHARACTER OF BARNES



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Conservation Area 2: Castelnau (25)

- The original Conservation Area includes the Castelnau villas, the grand Italianate villas of Lonsdale Road and the linked village centre, was designated in recognition of the architectural and historic value of the buildings along Castelnau predominantly from the mid-nineteenth century
- Riverview Gardens and Clavering Avenue are streets of Edwardian architecture including unusual 'Arts and Crafts' styles
- Harrods Depository is an important landmark seen particularly during the Boat Race
- Lonsdale Road also hosts modest villas characterised by projecting segmental bays, shallow pitched roofs and the central chimneystack
- To the east is a mixture of late nineteenth-century and Edwardian development including red brick mansion blocks in Riverview Gardens and Arundel Terrace



Character Area 4: Barn Elms / Rocks Lane

- Consists of the Barn Elms Playing Fields and School Sports Centre and a small number of late-Victorian streets west of Rocks Lane of semi-detached or paired terraced brick houses with highly consistent detailing
- Straight, tree-lined residential streets with on-street parking
- Barn Elms Playing Fields and School Sports Centre incorporate the former landscaped gardens of the historic Barn Elms manor house (demolished)
- **Dominant materials and features:** Red brick, carved stone dressings, timber frame windows, slate roofs, clay chimneypots, brick gate piers and walls

Conservation Area 6: Mill Hill (14)

- The Conservation Area is adjacent to Mill Hill Road which connects Barnes with Putney. The Conservation Area is completely enclosed by Barnes Common
- A windmill is reported to have stood on the site, dating back to at least 1443
- Mill Hill Lodge contains part of the miller's cottage from the eighteenth century
- Houses within the area form two groups. The main historic interest is on the western half, mostly listed buildings, which stand on the site of the old mill and is created by the scale and restricted range of materials and finishes
- The eastern group from the late nineteenth and early twentieth-century with timber cladding or exposed timber frame gables



THE CHARACTER OF BARNES



Character Area 14: West of Castelnau

- Predominantly Interwar planned development with variations in detailing and preservation of original features
- Wide, leafy sometimes gently curving streets of semi-detached housing
- Mainly rendered facades with eclectic detailing including timbered gables, hung terracotta tiles and bowed bays
- Short stretches of closely-spaced Edwardian brick semi-detached houses concentrated in streets to the south and east of the area



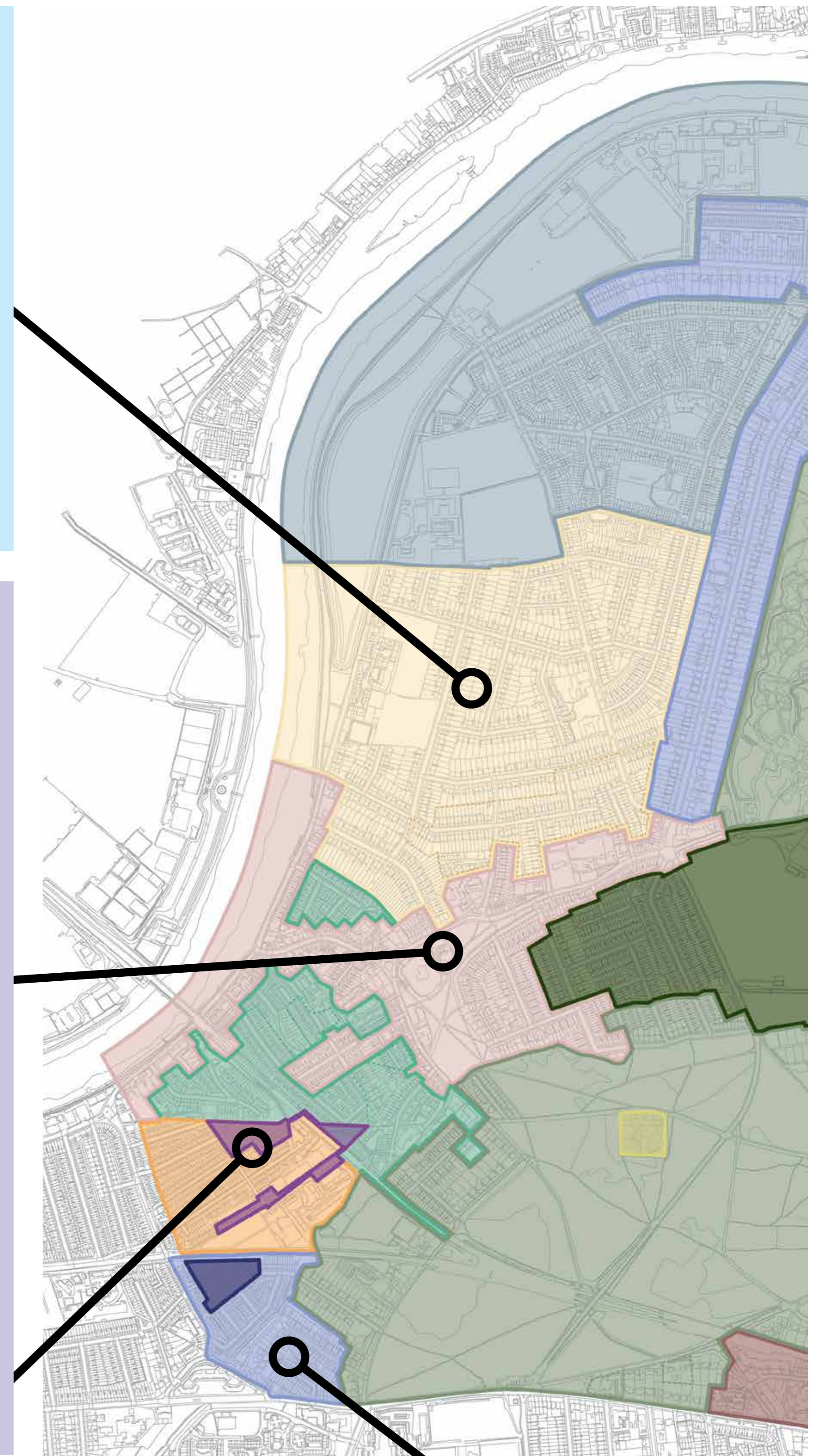
Conservation Area 12. Barnes Green (1)

- The High Street possesses strong architectural and environmental cohesiveness although differs in style at the eastern and western ends with commercial frontages, themselves comprising of distinctive stylised blocks
- Stanton Road characterised by small Victorian cottage type properties of simple appearance, and largely unaltered
- Cleveland Road, The Maltings, Lime Avenue characterised by Victorian workers cottages
- Grange Road and Kitson Road include impressive three storey Edwardian semi-detached houses and a unique group of Interwar 'Arts and Crafts' style houses incorporating St Mary's Lodge
- The Terrace runs parallel to the Thames and has a number of eighteenth and nineteenth-century buildings of exceptional quality
- Lonsdale Road is fronted by a number of mansions many of which retain original features



Conservation Area 10: Thorne Passage (16)

- Located in the Westfields area of Barnes
- The Conservation Area is formed by closely packed cottages, divided by the nearby railway line and embankments
- Narrow pedestrian passageways and the private alleys of Thorne Passage, Beverley Path and Railway Side unite the cottages
- Thorne Passage is a particular unspoilt group of simple cottages with distinctive well planted gardens
- The houses of Beverley Path form cohesive groups, enlivened by red brick stringcourses and door arches and original canted bay windows
- Railway side is formed by groups of terraced cottages either set behind small front gardens or opening directly onto the path

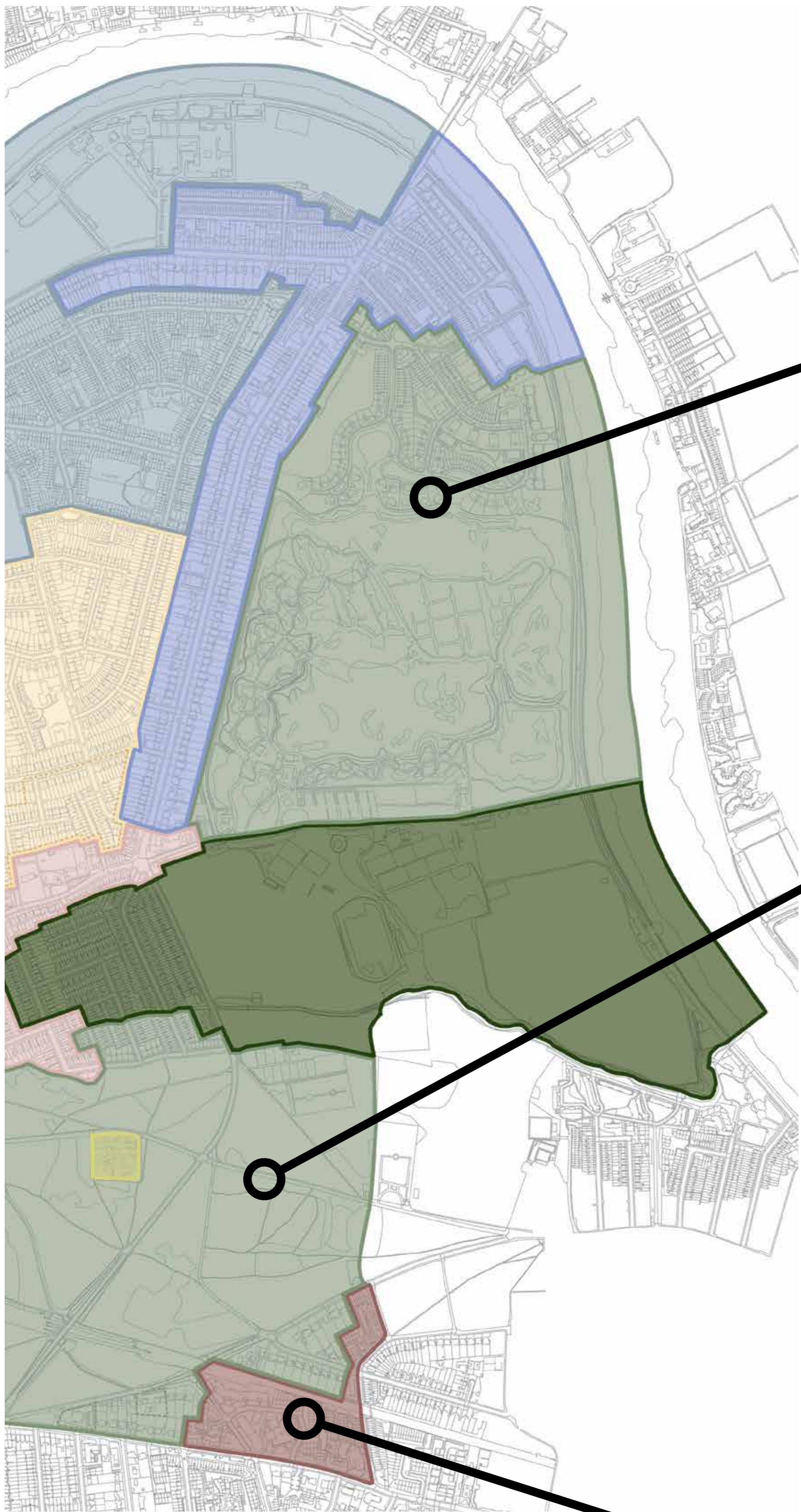


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Character Area 8: Priests Bridge

- Priests Bridge refers to the bridge which formerly carried Upper Richmond Road across the Beverley Brook
- Dark-brick 1960s Willoughbys Estate with green space dominates character of quiet Priests Bridge
- Commercial uses have largely moved away from Interwar stretch of lower White Hart Lane
- Substantial Victorian villas face the western end of Priests Bridge
- Secluded Interwar development off Leconfield Avenue mixes informal leafy closes of semi-detached and detached houses with a smaller street of terraces, all with projecting bays
- Quiet Interwar development of semi-detached, sometimes conjoined, gabled-bay houses around Rosslyn and Treen Avenues with regular planting and front boundaries

THE CHARACTER OF BARNES



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Character Area 3: Harrods Village

- Harrods Village 1990s housing development mixes mid- and low-rise residential apartment blocks with terraced and detached modern townhouses
- Curving streets are lined with off-road parking and garages, with regular green verges, hedges and small areas of shared garden
- The Wetlands Centre to the south converted disused reservoirs to a nature reserve
- **Dominant materials and features:** Red brick, pale yellow brick and manufactured paving setts, railings, projecting (oriel) balconies, paved driveways



Conservation Area 5: Barnes Common (32)

- Surrounds Mill Hill Conservation Area
- Sparse development within the Conservation Area is mostly eighteenth and nineteenth-century
- Recognised as Metropolitan Open Land, as a Local Nature Reserve and as having archaeological importance
- Beverley Road and Beverley Gardens form a separate group of large Victorian and Edwardian houses with slate roofs and grand entrance porches in yellow stock bricks
- Cedars Road is dominated by small terraced Victorian housing in brick with slate roofs and chimneys on the front roof slopes
- Ranelagh Avenue is a distinctive group of three storey Edwardian town houses with rendered dressings, which face onto the Common



Character Area 7: Warwick Drive

- Late-twentieth-century infill development around the railway line, between Victorian villas, of low, mid and high-rise houses and apartment blocks
- Warwick Drive curves around three eight-storey brick-clad concrete blocks, linked by an elevated platform, built in the late 1960s
- East of Warwick Drive, an estate of two- and three-storey houses and apartment blocks with green spaces



MOVING AROUND BARNES VILLAGE

- Rail services at Barnes Station and Barnes Bridge Station.
- Several bus stops located along Castelnau and Church Road.
- Good quality bus infrastructure.
- A range of walking and cycling routes including off road cycle paths, main road cycle routes and quiet cycle routes.
- The Barnes Trail provides a circular walk around the historic highlights of the village, marked out by silver discs in the pavement.

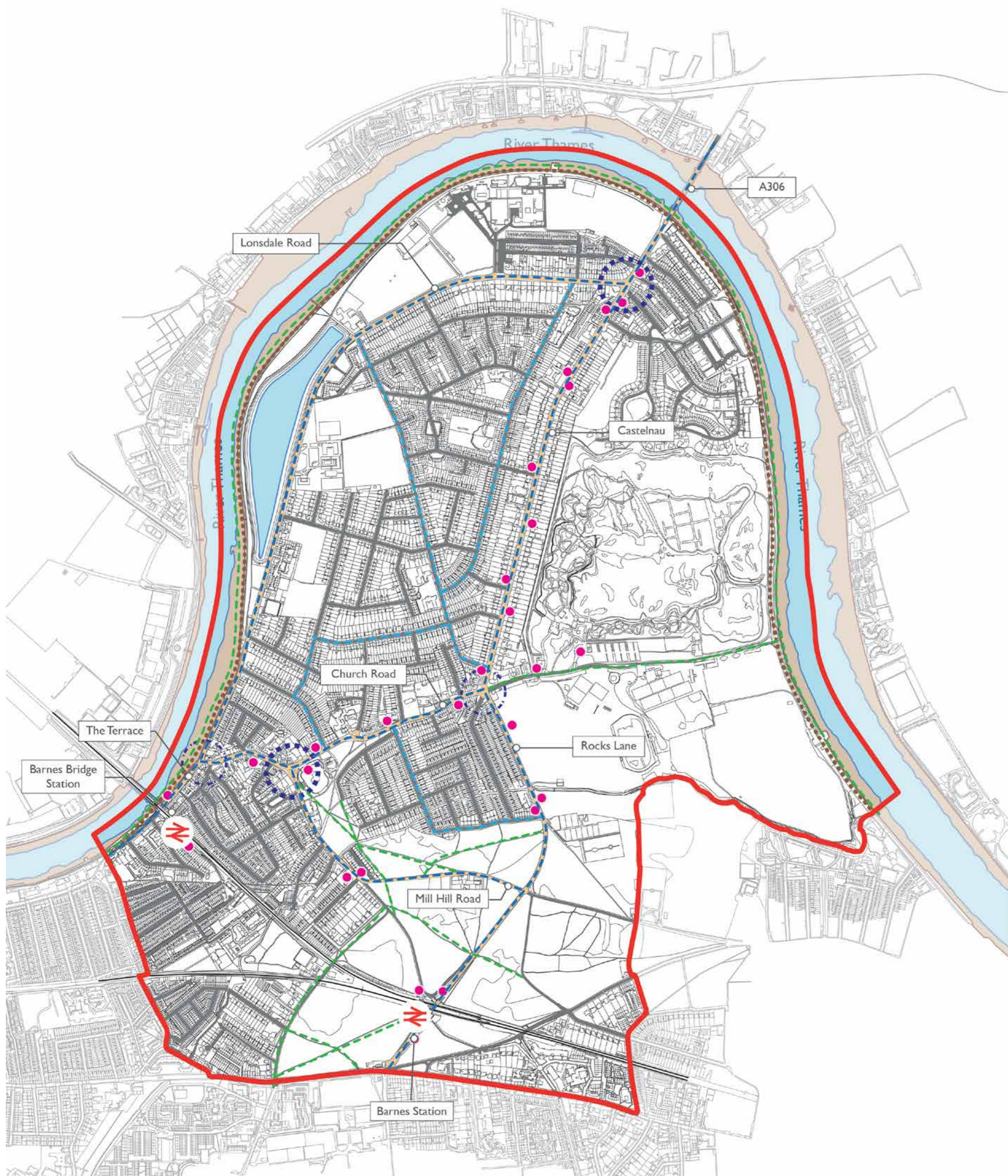
What are the opportunities to improve the way in which residents move around Barnes?

Which cycle routes need to be improved or are there opportunities for new routes?

Are there particular areas of pavement, streets or walking routes that need to be enhanced through maintenance, better design or lighting?

Are there any roads where heavy goods vehicles over dominate?

What else could be done to encourage walking and cycling?



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KEY

	SPD boundary
	Main road
	Minor road
	Public footpath
	Off road cycle path through green space
	Main road cycle routes
	Quiet cycle route
	Bus stop
	Primary node
	Secondary node
	Railway line
	Railway station

SHOPS, SCHOOLS, HEALTH AND OTHER FACILITIES IN BARNES

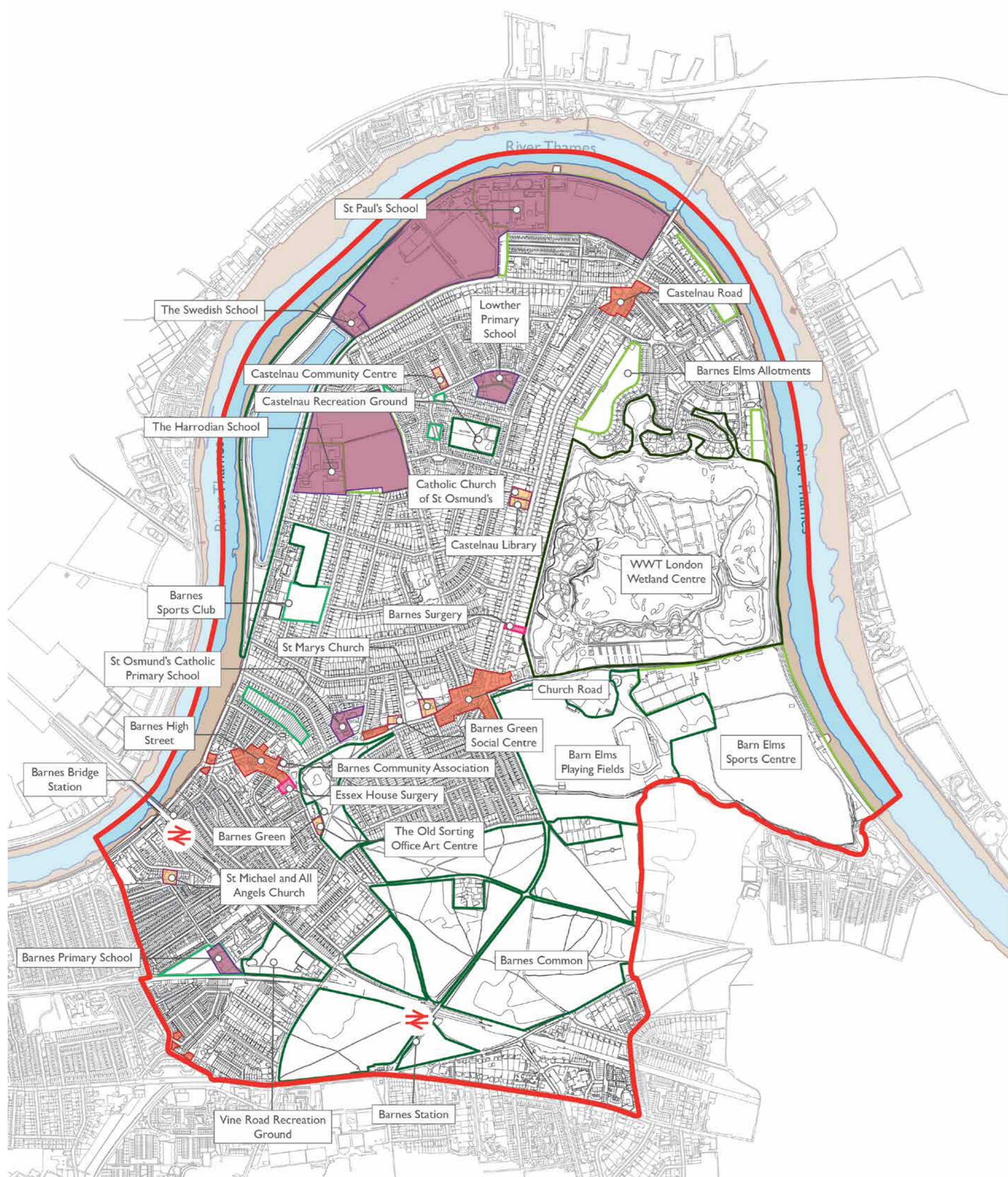
- There is a wide range of local shops, restaurants and facilities along Church Road and to the north of Castelnau.
- There are several community facilities such as Castelnau Library, Barnes Community Association and Castelnau Community Centre.
- The area has five primary schools and three secondary schools.
- There are three churches located in the area.
- There are three GP practices, four pharmacies and one dental practice within the area.

What are your views on facilities and shopping in Barnes?

Are there shopping areas that need to be improved, either shop frontages or improved public areas outside shops?

Are there areas of empty shops that are no longer needed, or areas where more shops are required?

Is there a need to improve community facilities including health, or provide more leisure, arts and cultural facilities?



KEY

- SPD boundary
- Local Shops, Facilities, Restaurants, Bars and Cafes
- Community, Leisure, Tourism
- Schools
- Healthcare
- Public open space
- Other open land of townscape importance
- Metropolitan open land

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GREEN SPACES IN BARNES

WHAT IS ON OFFER IN BARNES?

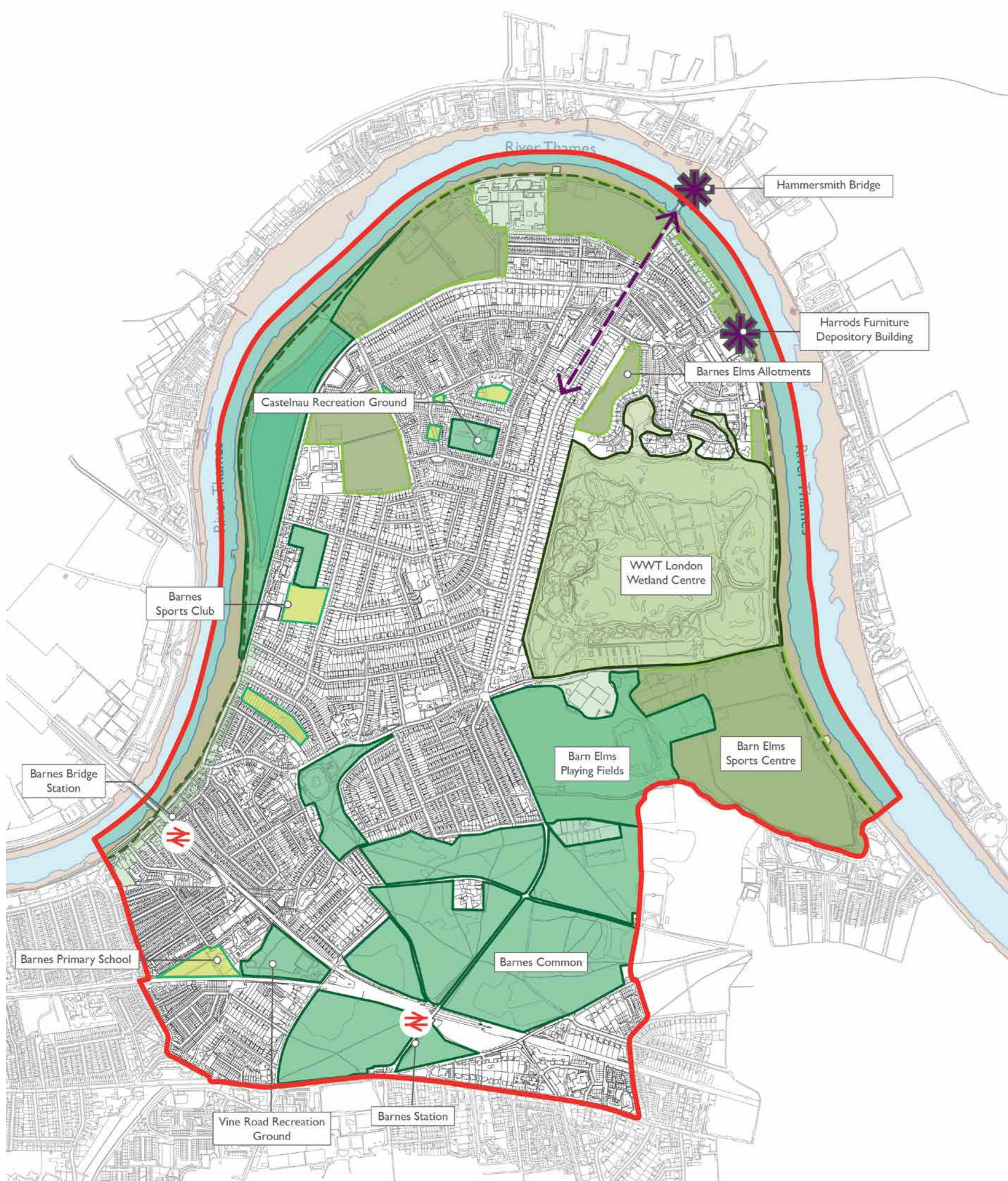
A large proportion of Barnes is covered by green spaces such as:

- WWT London Wetland Centre
- Barnes Common and Barnes Green
- Playing fields
- Sport centres
- Recreation grounds
- Leg o-Mutton reservoir

How can the Council continue to improve green spaces in Barnes?

Are additional facilities such as play areas, pitches or benches needed to encourage greater use of green spaces?

Is there a need to review the management and maintenance of any green spaces?



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KEY

- SPD boundary
- Public open space
- Other open land of townscape importance
- Metropolitan open land
- Thames Policy Area
- SSSI - WWT London Wetland Centre
- Landmark
- Vista
- Public right of way

PLANNING POLICY AND LARGER SITES IN BARNES

Planning Policy

The Council already has two adopted planning policy documents for use when assessing proposals for new development and changes of use. These are called the 'Core Strategy' and the 'Development Management Plan'. There is also a series of more detailed guidance, on a variety of topics, that the Council has produced. The Village Planning Guidance will complement and provide more local detail for applying these policies.

A new plan, which will allocate larger sites for development, change or protection, is being prepared. This is called the Site Allocations Plan. The Council is currently considering the range of responses received before moving forward with the plan.

A list of the proposed sites in Barnes is set out opposite for information.

If these sites come forward for planning permission we would be interested to hear your views on the design and appearance of the sites and any features that you think are important.

BA 1 Barn Elms, Queen Elizabeth Walk, Barnes

Proposal: Rationalisation of sports use, enhancement of landscape, including provision of public indoor sports hall. (Any new sports hall should be contained within that part of the site that is not designated as Metropolitan Open Land and the existing sports fields and facilities will be protected).

E BA 3 Glenthams Road, Barnes

Proposed designation as Key Employment Site

BA 4 Barnes Green Police Station, 96-102, Station Road, Barnes

Proposed designation as residential including affordable units.

