

## Conservation Area Designation, amendments and Review

Location: White Hart Lane (West);

Date Assessed: April 2017

Conservation Area (if amending boundary): Potentially Mortlake CA 33

Conservation Area's Significance (if amending boundary): The Mortlake CA focusses on two distinct character areas; the relationship with the Thames River which led to shipping enterprises and larger scale houses overlooking the river along with civic buildings and spaces such as the Council House, Fire Station and small parks; and the resultant infilling of dwellings between the high street and around the church of St. Marys in Alder Road, Fitzgerald Road and North Worple Way;

Assessment:

|                      |   |
|----------------------|---|
| Location & Setting   | <i>General character and plan form, e.g. linear, compact, dense or dispersed; important views, landmarks, open spaces, uniformity</i>   |
| Comments:            | White Hart Lane (West) is a historic thoroughfare taking people to the banks of the Thames and which has existed long before the predominantly commercial and residential development we see today. The development of White Hart Lane continues the plan form of the development of the area during the late 19 <sup>th</sup> century to the early 20 <sup>th</sup> century. There is an inherent difference between the east and western sides of White Hart Lane, the east having been developed as part of the compact Victorian 'Little Chelsea' development, whereas the western side is Edwardian and has more relationship with the larger Edwardian Mansion houses along the High Street. At the junction of the High Street, a large line of uniform 2 storey Edwardian dwellings were constructed adjacent to Lime Fields Road with some early 20 <sup>th</sup> Century shopfronts interspersed with some frontages being reinstated which were previously used as shops within the front rooms. From Lime Fields Road to North Worple Way, the Edwardian character continues. However, in this section, many of the dwellings now have early 20 <sup>th</sup> century shopfronts forming a uniform retail high street, before terminating at Railway Cottage, which is situated next to the level crossing. Railway Cottage has mid 19 <sup>th</sup> century origins along with the formation of the railway, however the building's historic fabric is largely unrecognisable. |
| Historic Development | <i>Stages/ phases of historical development and historic associations (archaeology etc) which may be influencing how the area is experienced.</i>   |
| Comments:            | The development along White Hart Lane appears to have been undertaken in one stage, which was part of the infilling of dwellings to the west such as First Avenue and Second Avenue which were also constructed in the early 20 <sup>th</sup> Century and have similar Edwardian design credentials to White Hart Lane West. As White Hart Lane was an important thoroughfare to the Thames, it was not long before many of the residences were converted into shopfronts, forming a high street together with the eastern side which was already developed and maintained a number of shops, churches and public houses as part of the Little Chelsea development. White Hart Lane (West) still is maintained as an important thoroughfare today and a vibrant high street which has influenced the number of independent shops which add to the vibrancy of the street scene.   |

|   |   |
|---|---|
| Architectural quality and Built form    | <i>Dominant architectural styles, the prevalent types and periods of buildings, their status and essential characteristics, and their relationship to the topography, street pattern and/or the skyline. Also important is their authenticity, distinctiveness and uniqueness of materials, design, form, texture, colour etc</i>   |
| Comments:                               | As shown in the Historic Maps (Appendix 4), development along White Hart Lane west was predominantly undertaken in the early 20 <sup>th</sup> Century which is evidenced by its Edwardian styling and early 20 <sup>th</sup> Century shopfronts and historic detailing. Many of the historic timber shopfronts which can be seen in early photos of the street (Appendix 4), canopies and fascias still remain which is an important collection of historic Edwardian features. The Edwardian design of larger dwellings with forward facing gables over double storey bay windows adds to the interest of the street scene and develops a strong boundary between the Edwardian west to the Victorian east of the road. Many of the residential dwellings maintain historic front dwarf boundary walls with vegetation behind which also adds to the character and experience of White Hart Lane West. |
| Open Space, Parks and Gardens and Trees | <i>Private and public land, front gardens, trees, hedges and street greenery, parks, civic spaces their sense and contribution to the character and experience of an area.</i>  |
| Comments:                               | Much of the street greenery comes from vegetated front gardens, however given that much of the street is devoted to commercial activity, vegetation is predominantly limited to street trees which is significant in that it reflects the commercial core of the area.  |
| Character Zones                         | <i>Discernible character areas or zones which may reflect the predominant historic character that survives from earlier periods or the original function, class distinctions, design or current uses.</i>   |
| Comments:                               | Combined with the Mortlake Conservation area, the larger conservation area has discernible character zones as highlighted in Appendix 3 such as the following:-<br>1) Thames Waterfront development of larger houses, Mortlake High Street with its commercial buildings, mansion houses;<br>2) St.Marys Church and surrounding Victorian infill residential development;<br>3) White Hart Lane West, with its Edwardian development and commercial core to the greater Mortlake CA.  |

Conclusion: White Hart Lane West represents a very intact development of Edwardian dwellings which were later converted to commercial buildings which are considered to represent an area of special architectural and historic character and appearance. Given that the Mortlake Conservation Area is very closely related to the development of White Hart Lane, it would be logical to extend the Mortlake Conservation Area to encompass the area shown in Appendix 2.

It is noted that Railway Cottage is excluded from the Conservation Area. Although this building represents an important railway building at the end of the White Hart Lane which although has a mid 19<sup>th</sup> century core and strong historic associations with the railway, the building has been devoid of much of its historic detailing as a result of poor alterations and extensions to the building. As such it is recommended that this building is not included within the area.

#### Recommendation

Extend Mortlake Conservation Area to include White Hart Lane West as shown in Appendix 2

## References

### Primary References

Photographs taken on 14/03/2017 by John Somers, JS Conservation Management & Town Planning Limited.

### Secondary References

Brown, Maisie (1997) '*Barnes and Mortlake Past with East Sheen*,' Published by Historical Publications Limited, London

Historic England (2016) '*Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1*' Published by Historic England, London.

London Borough of Richmond Upon Thames '*Mortlake, Mortlake Green and Queens Road Conservation Area Study*' Produced by Urban Design and Conservation and published by the London Borough Of Richmond Upon Thames, London, Available online at [http://www.richmond.gov.uk/mc\\_ca\\_studies\\_16\\_53\\_34\\_webtext.pdf](http://www.richmond.gov.uk/mc_ca_studies_16_53_34_webtext.pdf)

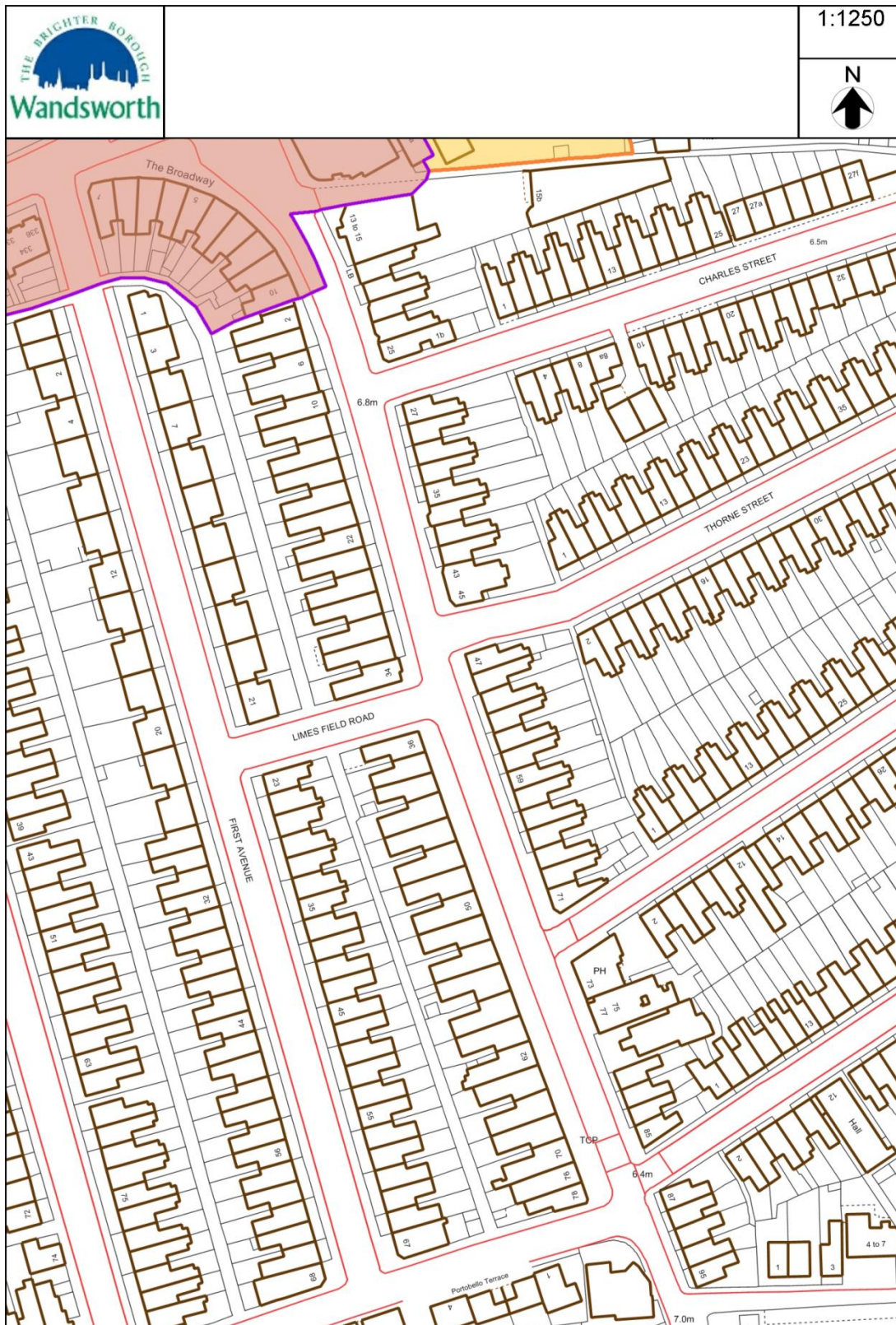
London Borough of Richmond Upon Thames (Undated) '*Mortlake Conservation Statement*' available online at [http://www.richmond.gov.uk/conarea33\\_a3\\_rgb.pdf](http://www.richmond.gov.uk/conarea33_a3_rgb.pdf)

### Websites

Barnes and Mortlake History Society <http://www.barnes-history.org.uk/> Accessed March/April 2017

London Borough of Richmond Upon Thames Local Studies <http://www.calmview.eu/Richmond/calmview/> Accessed March/ April 2017

## Appendix 1: White Hart Lane OS Map



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**Legend**

- Extension of CA33 Mortlake
- CA33 Mortlake
- Existing Conservation Areas

**Map Labels:**

- CA33 Mortlake
- CA1 Barnes Green
- Extension of CA33 Mortlake
- The Broadway
- Limes Field Road
- First Avenue
- First Villa
- Stockwell
- TCBs
- TCP
- PH
- 6.6m
- 6.8m
- 6.4m

**Addresses:**

- 1 to 9
- 13a
- 15b
- 13
- 1b
- 25
- 13
- 4
- 8
- 8a
- 10
- 1
- 47
- 35
- 43
- 45
- 34
- 22
- 21
- 20
- 12
- 7
- 3
- 1
- 2
- 4
- 13
- 24
- 14
- 2
- 314
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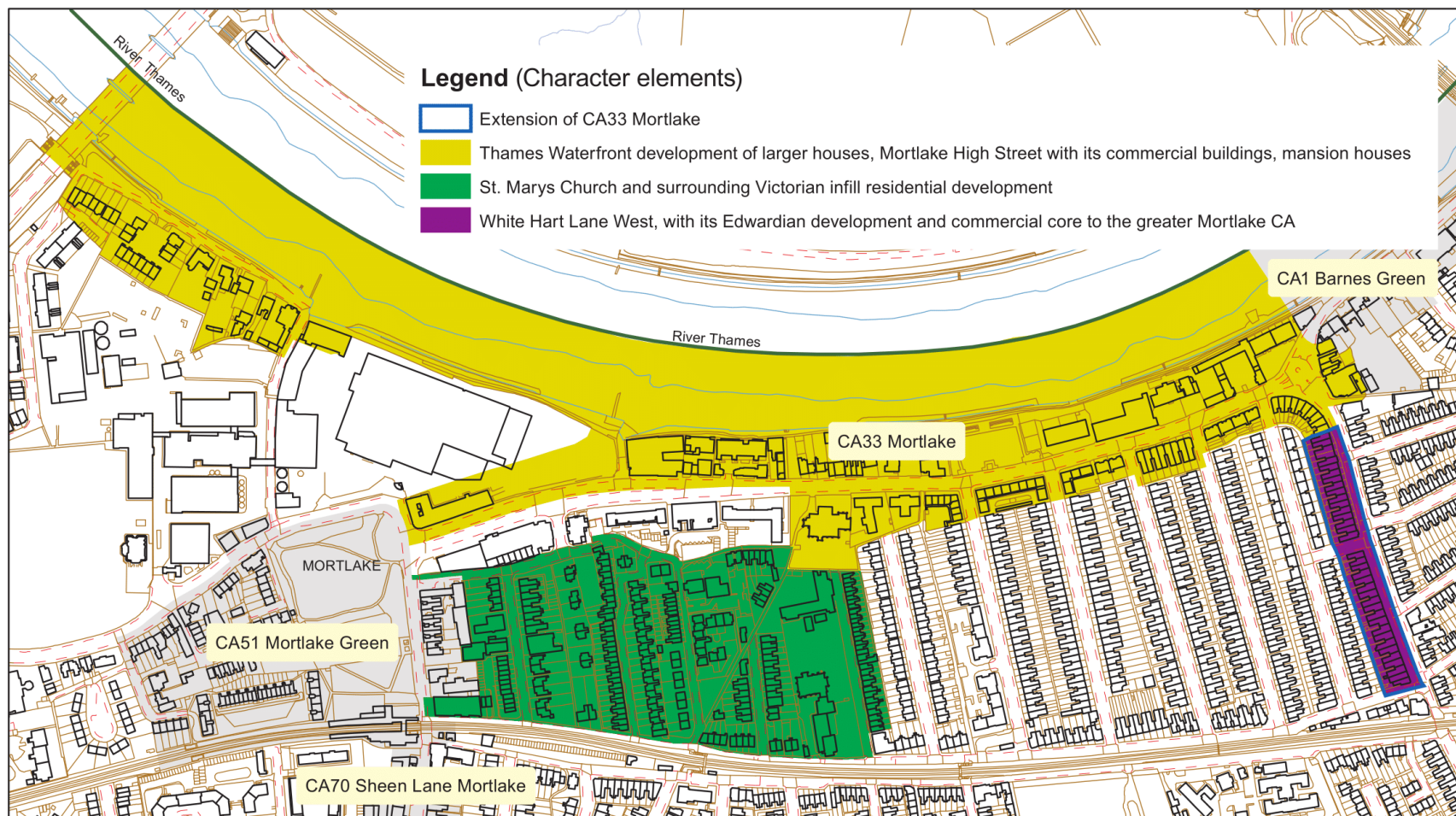
Printed: 21/07/2017



Scale **1:1,150**



## Appendix 3: Recommended Character Areas



### Proposed extension to Conservation Area 33 Mortlake

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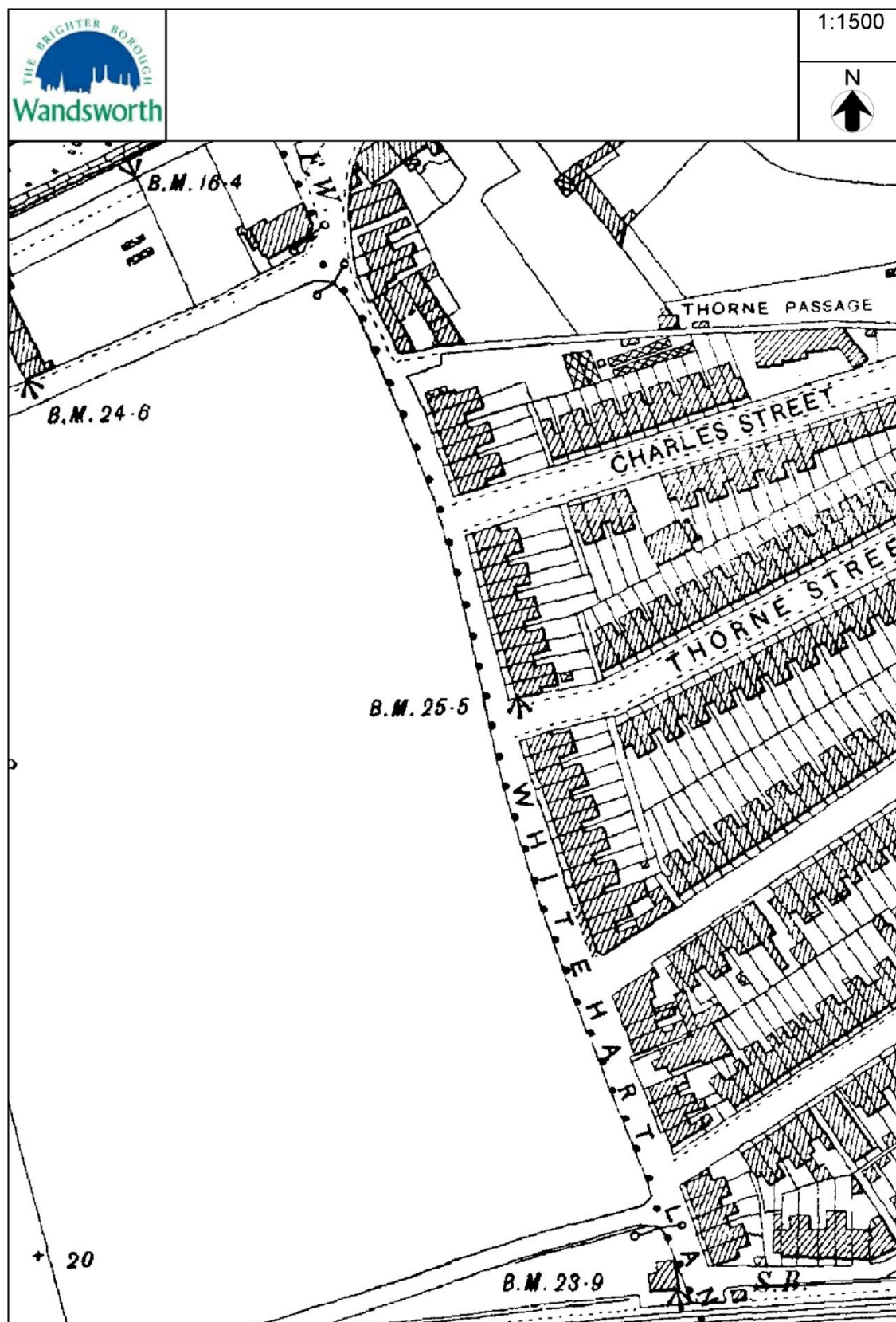
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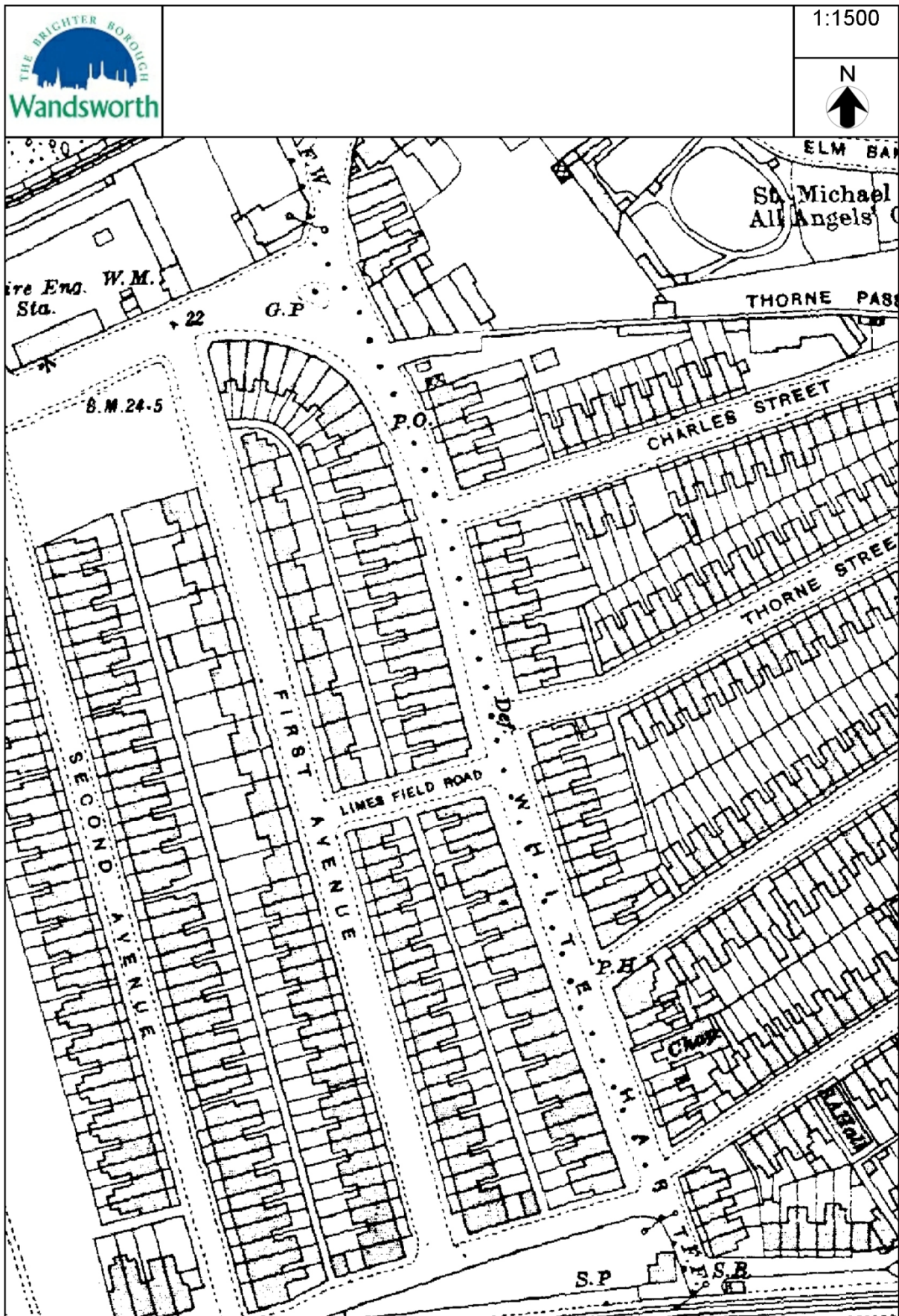
## Appendix 4: Historic Maps

1890s



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1910s



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## Appendix 5: White Hart Lane Historic Photos

1920s



Source: <http://www.barnes-history.org.uk/picindex.pdf>



Source: <http://www.barnes-history.org.uk/picindex.pdf>



## Appendix 6: Photos of Streetscene



White Hart Lane West commercial premises with timber shopfronts



White Hart Lane West commercial component with timber shopfronts





Residential component of White Hart Lane West