

Conservation Area Designation, amendments and Review

Location: Thorne Passage Surrounds (White Hart Lane (East); Westfields Avenue; Archway Street; Thorne Street, Cross Street; Charles Street; Railway Side, Thorne passageways).

Date Assessed: April 2017

Conservation Area (if amending boundary): Potentially Thorne Passage Mortlake CA 16

Conservation Area's Significance (if amending boundary): Thorne Passage conservation area was originally designated on 14th January 1969 as a small cohesive group of mid C19 terraced cottages to the west of the railway. It was later extended on 14th June 1988 to include Beverley Path and Railway Side to the east. The significance of this area comes from the historic passageways which were once over fields and were maintained with the arrival of the railway and the associated development around the railway leading to the sale of the market gardens and the planned development of compact and high density workers dwellings of the late 19th-early 20th Century.

Assessment:

Location & Setting	<i>General character and plan form, e.g. linear, compact, dense or dispersed; important views, landmarks, open spaces, uniformity</i>
Comments:	The streets which make up Thorne Passage Surrounds, being Railway Side, Archway Street, Thorne Street, Cross Street , White Hart Lane (East) and Charles Street form a very uniform and strong urban grain of small compact two storey worker's cottages, interspersed with pubs and shops, which can still be appreciated on corner locations, particularly in Cross Street and the eastern side of White Hart Lane. The area still maintains its two churches and many of the shopping facilities along White Hart Lane East. Only a few shopping facilities exist on Cross street, however the corner locations and commercial function of premises along Cross Street can still be appreciated. The allotment gardens to the south of Railway Side and the Railway line are also important to the character of the estate having been historically part of the market gardens and then retained as an allotment space for the estate as it was developed alongside the railway which adds to the self sustainability of this workers village (See Appendix 5). During the mid-late 20 th Century a school was constructed in the allotment area as well as blocks of flats which show the more modern development for the area.
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 entire estate was developed around the small line of railway cottages which were developed in the first half of the 19 th century (see Appendix 5). It was constructed as a speculative development during the latter part of the 19 th Century and presents as a very uniform model workers' village with rows of densely built up terraces leading to a variety of purpose built buildings on Cross Street and White Hart Lane such as a two churches, shopping facilities, public houses, allotments, schools and recreation space. These types of 'model villages' were typical of the late 19 th and early 20 th century when the Victorians were looking to improve health, education and living conditions of a society which was plagued with disease, poor health and poor working conditions as a result of the industrial revolution. Other examples can be appreciated in areas such as the Shaftsbury Estate and Peabody estate, which although 'Thorne

	<p>Passage Surrounds' is not as ornate, maintains the characteristics of this new form of town planning. Many planners and engineers of the time were developing ways in order to improve health and living conditions and the creation of a model village with access to education, health and lifestyle was important. The current configuration of dwellings 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.</p> <p>The current conservation area appraisal for Thorne Passage notes that 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 and although the building has been replaced by a newer school building, the gates and piers still exist and are a locally listed structure. The eastern side of White Hart Lane maintains services such as retail, commercial, a Methodist church and larger scale buildings which act as a gateway into the Thorne Passage Surrounds estate.</p>
Architectural quality and Built form	<p><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></p>
Comments:	<p>Much of the estate is constructed utilising local London brick with a very basic Victorian design and plan form with each dwelling having a shallow pitched roof; brick soldier course lintels and stone cills, particularly along Archway Street, Thorne Street, Westfields Avenue and remaining sections of Railway Side. Fenestration is predominantly timber, which appears originally to have been 6/6 sashes at ground floor and 2 over 2 at first floor level. A large number of timber doors remain, however there have been some inauthentic installations such as Regency style bow windows from the 1960s and 70s which detract from overall original and authentic character of the streets. Many of the dwellings have a brick finish, however some render and painted finishes have been introduced which adds variety to the appearance of the terraces however the Conservation Area Study also notes that it is desirable to maintain the brick facades and promotes the removal of painted facades to expose the authentic brick finish. The front boundaries containing small garden strips are of various designs, including brick walls, post and chain fences and hedges, many of which are authentic to the original designs of the estate. Along Cross Street and White Hart Lane East the hierarchy of dwellings is increased with some corner shops, shopfronts and changes in building height and form with dwellings along White Hart Lane and Cross Street being more ornate in historic detailing and incorporating bay windows etc.</p>
Open Space, Parks and Gardens and Trees	<p><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></p>
Comments:	<p>The allotment gardens are the main area of open space created at the same time as the estate was and are in two locations in close proximity – to the rear of the Brown Dog Public House running along the rear of dwellings fronting</p>

	Westfields Avenue and to the south of Railway Side. It is unclear whether plots were allocated to residences on purchase of a property, however it is very probable that users of the allotment were from the Thorne Passage Surrounds Estate as is today. There is a lack of street trees providing a leafiness to the planned streets, however this accentuates the urbanism of this environment and is part of this area's significance. There is however well maintained front gardens which contribute to the character and experience 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:	<p>Combined with the Thorne Passage Conservation area, the larger conservation area has discernible character zones as highlighted in Appendix 4 such as the following:-</p> <ol style="list-style-type: none"> 1) Thorne Passage and the associated bridges and boundary walls of the passageway which goes under the railway line and groups of early 19th Century Railway cottages which were built along the railway line (both sides) 2) mid-late 20th Century development of social housing blocks of flats and Barnes School building (excluding boundary wall and gates) – although these are located in the conservation area they are noted as having neutral significance to the area. 3) The model “Thorne Passage Surrounds” workers’ Estate which comprises terracing along Archway Street, Thorne Street, Westfields Avenue, and Charles Street 4) The commercial and service areas of the Thorne Passage Surrounds Estate along White Hart Lane East and Cross Street; 5) The allotment gardens south of Railway Side and behind the Brown Dog PH

Conclusion: The area known as Thorne Passage Surrounds represents a homogenous model Victorian housing estate and associated ancillary facilities which are considered to represent an area of special architectural and historic character and appearance. Given that the Mortlake Thorne Passage is very closely related to the development of Thorne Passage Surrounds and already includes a component of the worker's housing which was developed, it would appear logical to extend the Thorne Passage Conservation Area to encompass the area shown in Map 1.

It is noted that St Michael's Church is excluded from the Conservation Area, however although this was built as part of the development of Thorne Passage Surrounds and bears some significance from this origin to the proposed Conservation Area, the church maintains two frontages and is now considered to relate more to the early 20th Century development which is also being considered for Conservation Area Status.

Recommendation

Extend Thorne Passage Conservation Area to include White Hart Lane, Cross Street, Westfields Avenue, Archway Street, Torne Street and Charles Street; Railway Side and allotments to the south of Railway Side as indicated in Appendix 3.

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

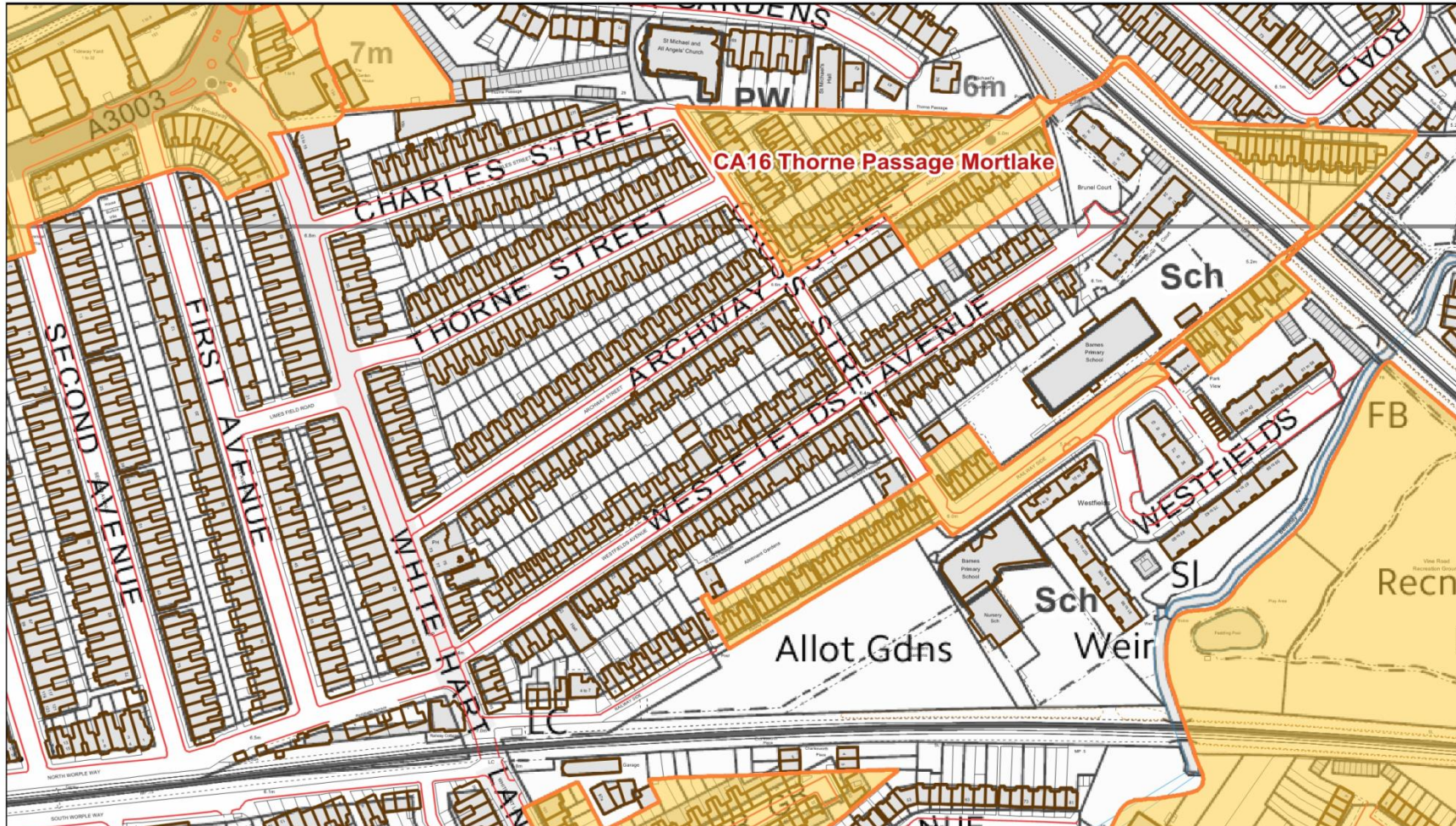
London Borough of Richmond Upon Thames (Undated) *'White Hart Lane, Mortlake Conservation Statement'* available online at http://www.richmond.gov.uk/conarea53_a3_rgb.pdf

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 – Thorne Passage Surrounds (Thorne St, Archway Street, Westfields, Cross Street, Charles Street) OS Map



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office ©Crown copyright.
Unauthorised reproduction infringes ©Crown copyright and may lead to prosecution or civil proceedings.
Wandsworth Borough Council Licence No. LA 100019270 (2012)

Appendix 2: Photographs of streetscenes

Archway Street



Archway Street, street scene looking north-east



Archway Street from north east from Cross Street



Archway Street looking north east from cross street

Charles Street



New housing along Charles street along with garages



St Michael's Church and garages, Charles Street



Street Scene along Charles Street towards White Hart Lane



New development along Charles Street

Cross Street



Cross Street Streetscene showing former public houses, and commercial buildings

Thorne Street



Thorne Streetscene looking towards White Hart Lane



Thorne Street Streetscene looking towards Cross Street



Thorne Street streetscene looking towards Cross Street

Westfields Avenue



Westfields Avenue looking north-east



Juliet balconies installed along Westfields Avenue which is a negative influence to the streetscene



Westfields Avenue looking towards Cross Street



Looking towards 20th Century flats along Westfields Avenue

Railway Side, including allotments to the front and rear of Railway Side



Allotments overlooked from Railway Side



Railway Side streetscene



Allotment gardens to the rear of Railway Side

White Hart Lane (East)



Non conformist church and commercial buildings along White Hart Lane East



Continuation of cottages from railway side onto White Hart Lane East next to the level crossing

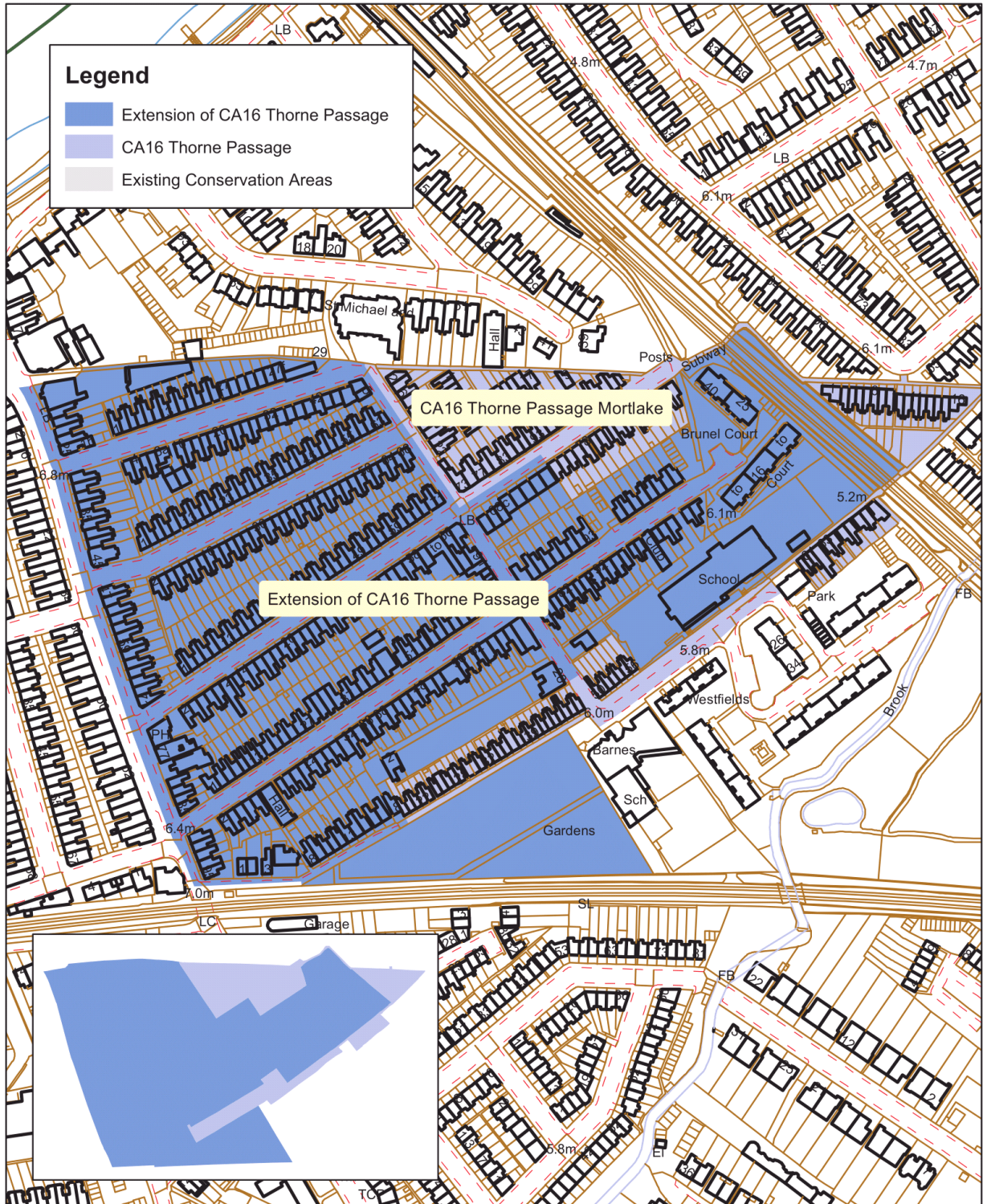


Housing along White Hart Lane East



Commercial and residential development along White Hart Lane East

Appendix 3: Proposed conservation area recommended to be extended



Proposed extension to Conservation Area 16 Thorne Passage

Civic Centre, 44 York Street
Twickenham TW1 3BZ
Tel: 020 8891 1411
www.richmond.gov.uk

Produced from our Corporate
Geographic Information System
© Crown copyright and database rights 2015
Ordnance Survey 100019441

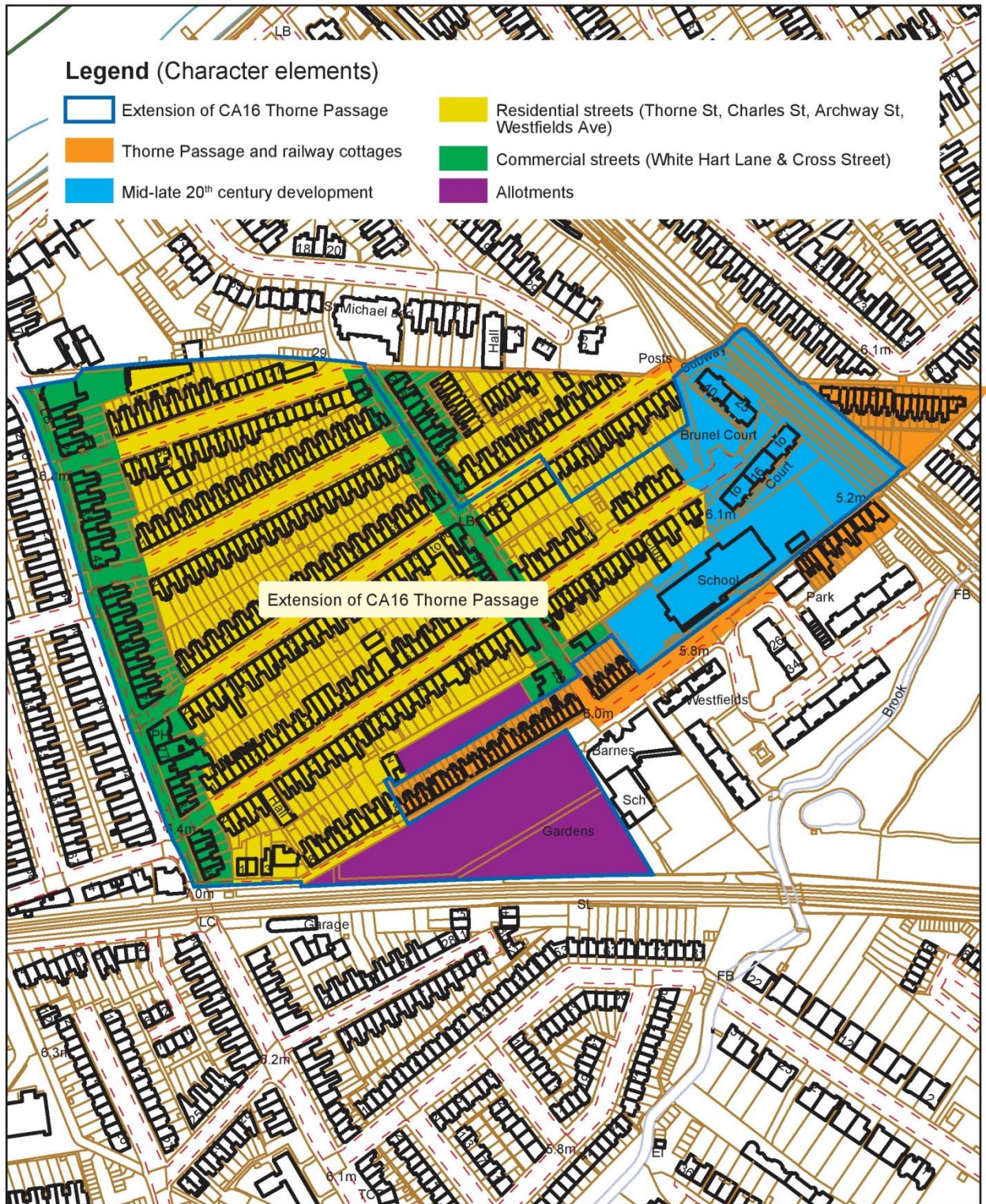
Printed: 21/07/2017



Scale 1:2,498



Appendix 4: Proposed Character Areas



Proposed extension to Conservation Area 16 Thorne Passage

Civic Centre, 44 York Street
 Twickenham TW1 3BZ
 Tel: 020 8891 1411
www.richmond.gov.uk

Produced from our Corporate
 Geographic Information System
 © Crown copyright and database rights 2015
 Ordnance Survey 100019441

Printed: 21/07/2017

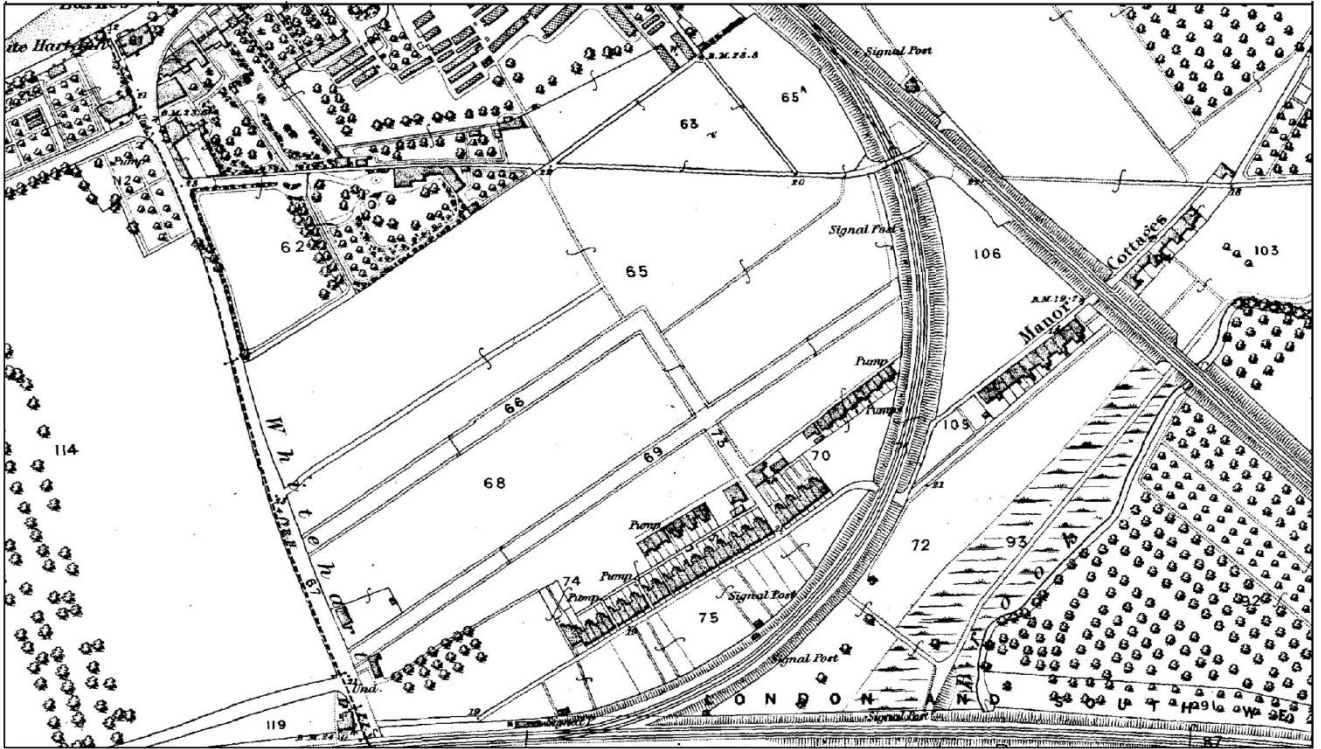


Scale 1:1,554



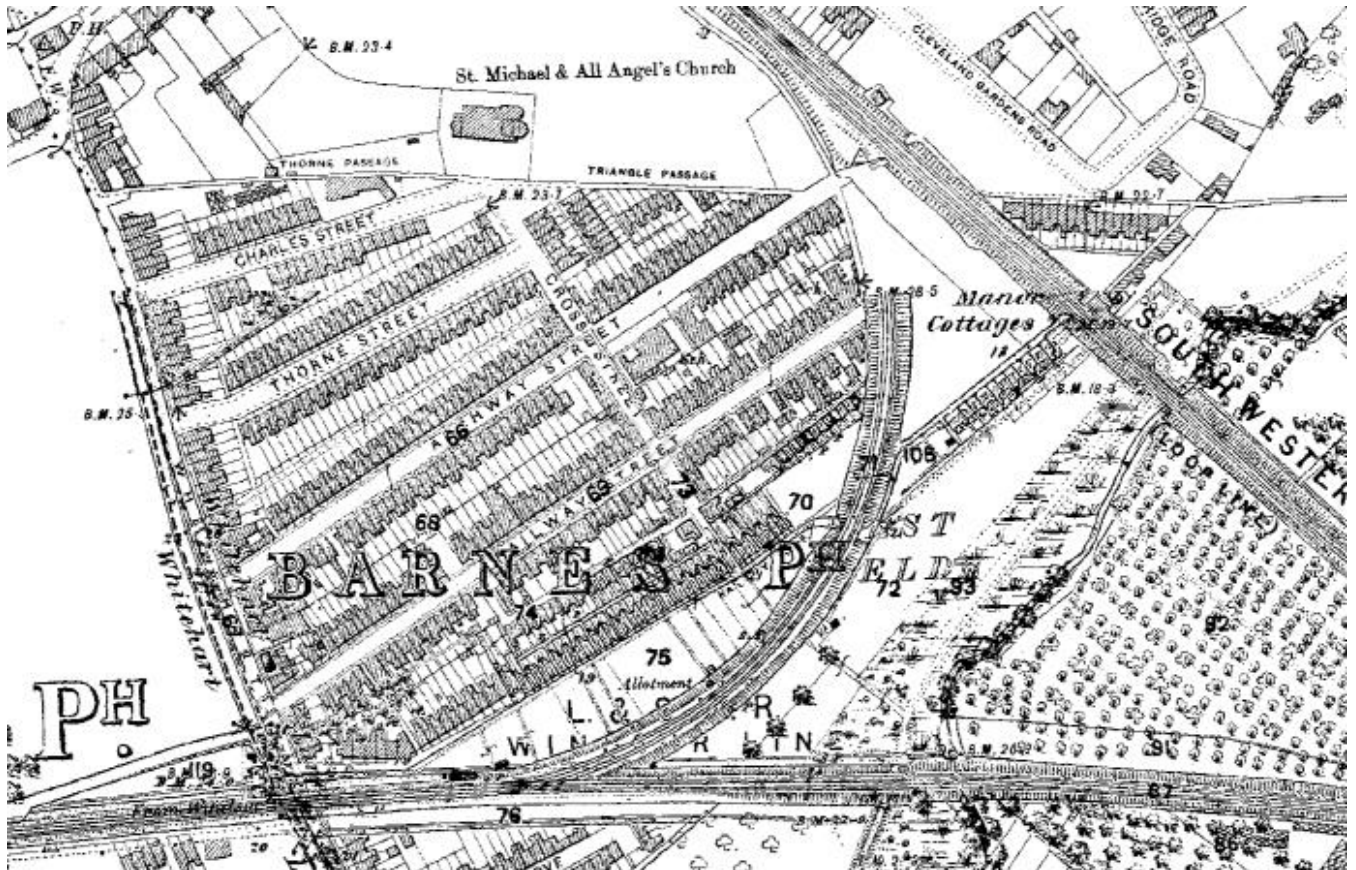
Appendix 5 - Historic OS Maps

1860s



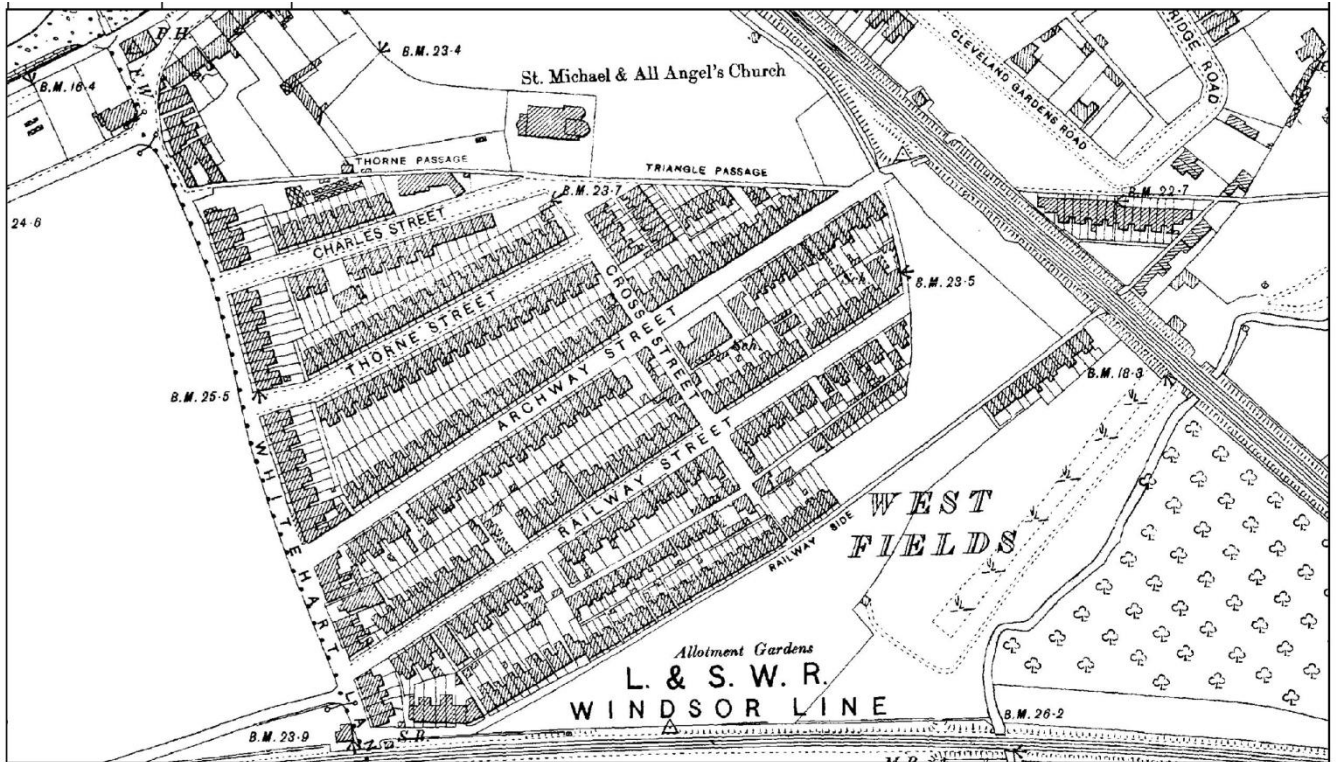
Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office ©Crown copyright. Unauthorised reproduction infringes ©Crown copyright and may lead to prosecution or civil proceedings. Wandsworth Borough Council Licence No. LA 100019270 (2016)

1890s



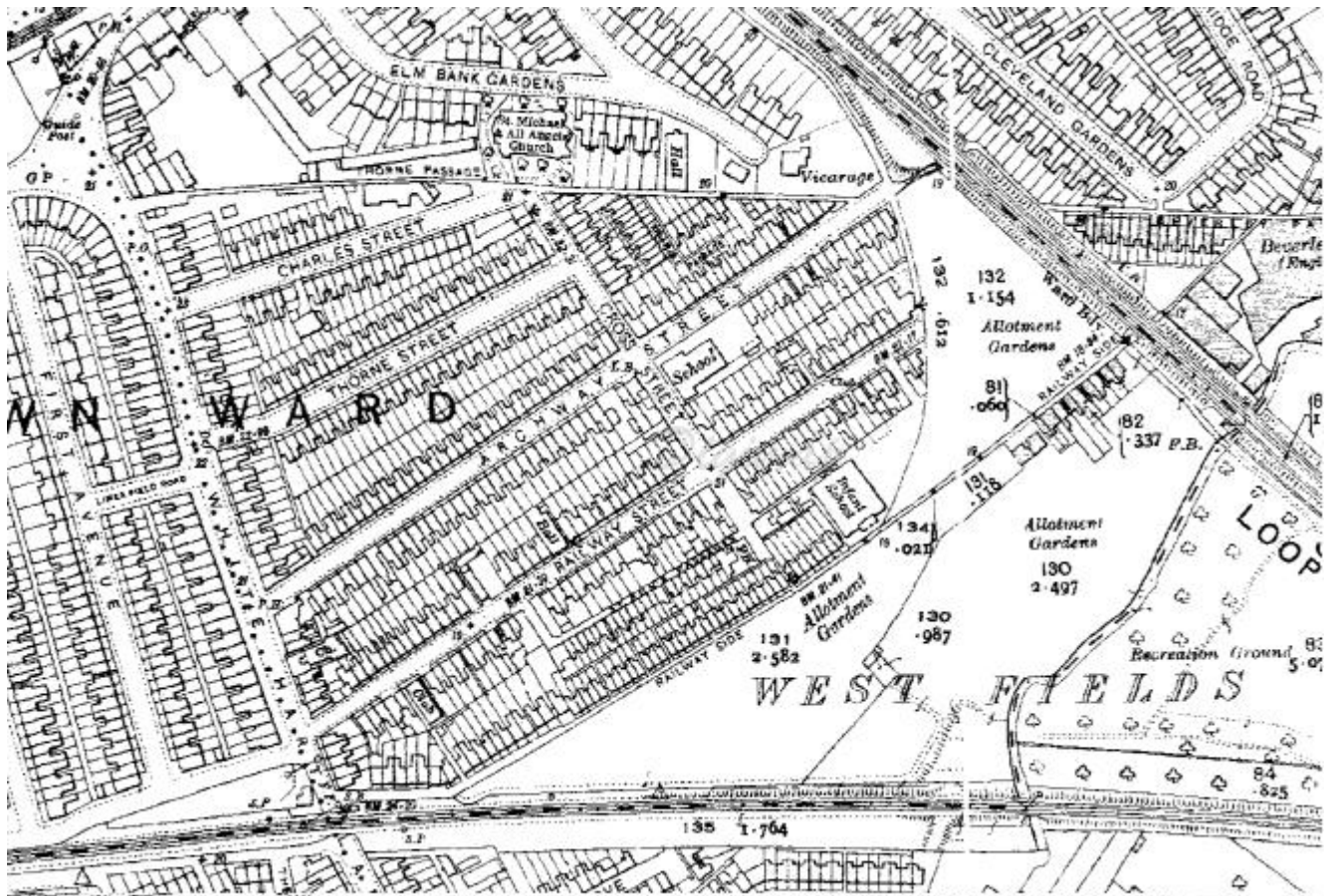
Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office ©Crown copyright. Unauthorised reproduction infringes ©Crown copyright and may lead to prosecution or civil proceedings. Wandsworth Borough Council Licence No. LA 100019270 (2012)

1900s



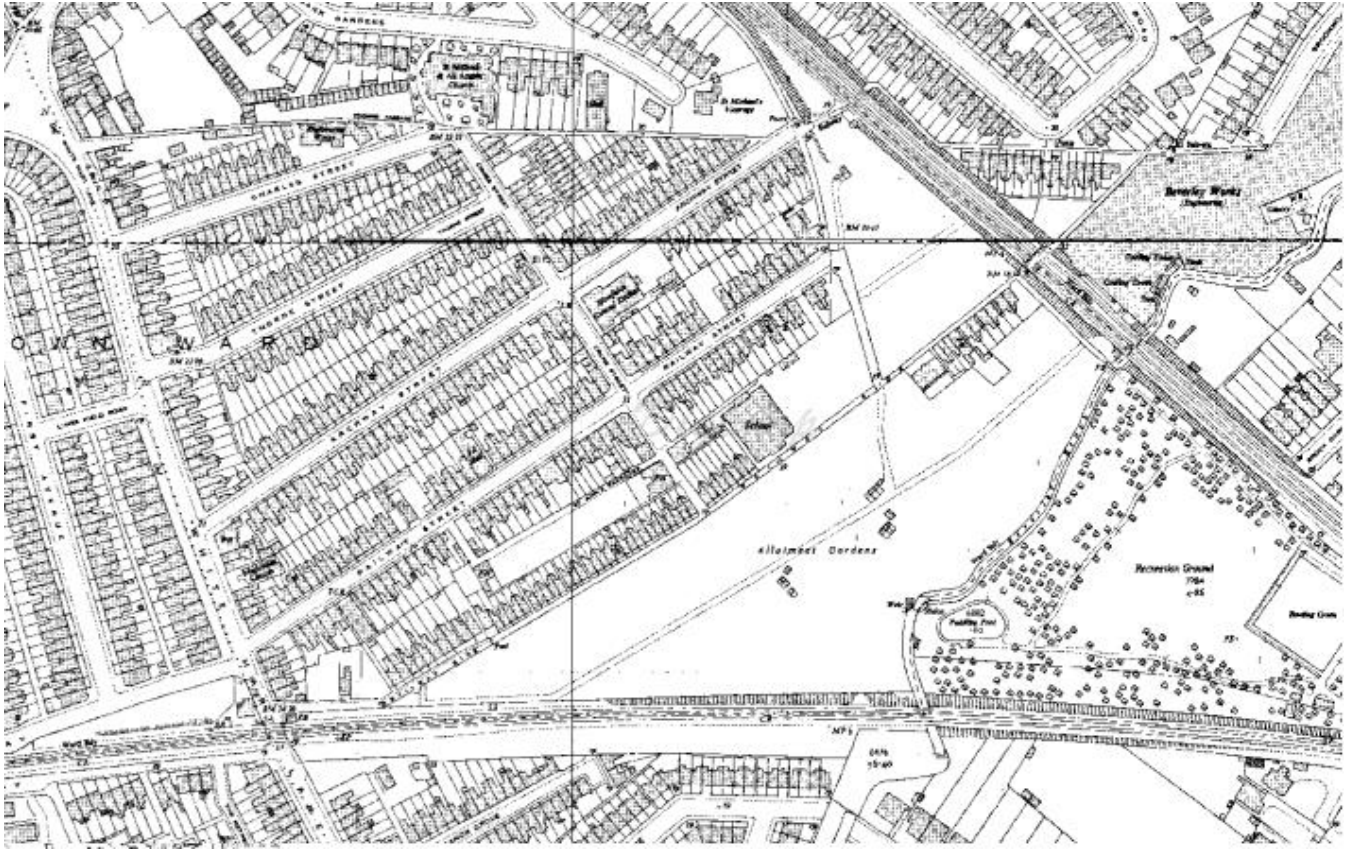
Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office ©Crown copyright. Unauthorised reproduction infringes ©Crown copyright and may lead to prosecution or civil proceedings. Wandsworth Borough Council Licence No. LA 100019270 (2016)

1930s



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office ©Crown copyright. Unauthorised reproduction infringes ©Crown copyright and may lead to prosecution or civil proceedings. Wandsworth Borough Council Licence No. LA 100019270 (2012)

1950s



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office ©Crown copyright. Unauthorised reproduction infringes ©Crown copyright and may lead to prosecution or civil proceedings. Wandsworth Borough Council Licence No. LA 100019270 (2012)