

# Conservation Area Appraisal and Management Strategy

## Moss Lane



**Adopted December 2009**

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## Appendix 4 Moss Lane Conservation Area Appraisal and Management Strategy

### 4.1 Introduction to the Conservation Area

#### 4.1.1 Introduction

- 4.1** Moss Lane Conservation Area comprises a pleasing blend, and fine examples of Edwardian and 1930s residential architecture reminiscent of the Arts and Crafts Movement. Red brick, clay tiles and partial rendering are the dominant materials and particularly notable design features include projecting bays, decorative ridge tiles and brick dentil courses. The properties are built along the medieval lanes of Moss Lane and Paines Lane that still retain their secluded and spacious character due to the retention of dense and extensive public and private greenery (see picture 5.1), which provides an almost semi-rural character to the area.
- 4.2** Moss Lane Conservation Area is situated within Pinner in the north west of the borough. After a small break, Moss Lane extends from East End Farm Conservation Area, and curves westwards to join Paines Lane.



Picture 4.1 Greenery is a characteristic of Moss Lane



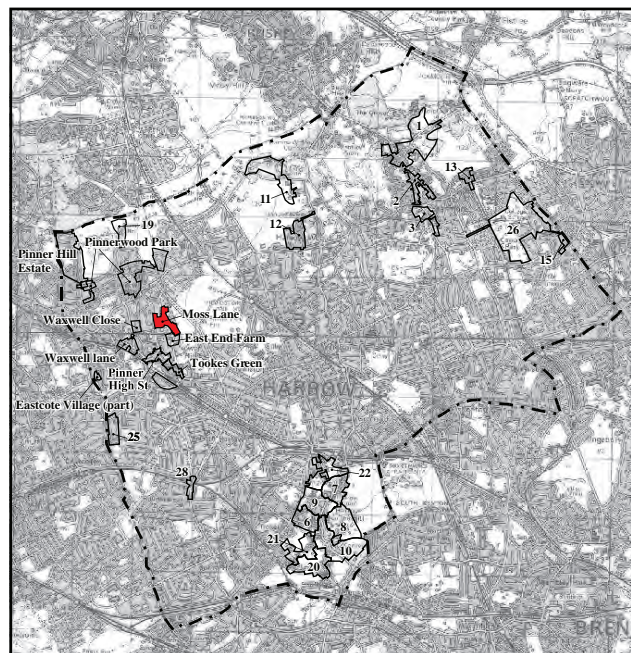
Picture 4.2 Moss Lane CA's boundary is partly formed by the River Pinn. LBH LA.100019206.2007

#### 4.1.2 Planning Policy Context

- 4.3** The conservation area was first designated in 1988 and its boundaries have not changed since that date (see picture 4.2). It is shown amongst other conservation areas in picture 4.3.

- 4.4** Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities, from time to time, to determine which parts of their area are considered worthy of preservation or enhancement, and to declare these as Conservation Areas. Local Authorities are further obliged to formulate guidance and proposals for the preservation or enhancement of those conservation areas, and to pay due regard to the views of the area's residents and public in the formulation of those guidance and proposals. This guidance document supplements and supports saved HUDP policies D14 and D15. These principles are reinforced by national planning policy guidance provided by Planning Policy Guidance Note 15 (Planning and the Historic Environment).
- 4.5** There was no existing character appraisal, management strategy or policy statement for this conservation area. Now adopted, this appraisal, and management strategy carry weight as a material planning consideration for assessing all development proposals.
- 4.6** The purpose of this appraisal is to provide clear analysis of the architectural importance, character and appearance of the area as a whole, which will help form the basis for making sustainable decisions about the area's future. The appraisal is linked to a management strategy for the conservation area, which identifies opportunities for enhancement along with guidance to protect the area's character.
- 4.7** This appraisal and management strategy forms part of the Pinner Conservation Areas Supplementary Planning Document and are set within the broader context of conservation area policy guidance for Harrow contained within the Harrow Unitary Development Plan and the emerging Local Development Framework. It is important to note that no appraisal can be completely comprehensive and that the omission of a particular building, feature or open space should not be taken to imply that it is of no interest.





- |  |   |
|--|---|
| 1. Little Common, Stanmore                     | 15. Edgware High Street, Edgware                      |
| 2. Stanmore Hill, Stanmore                     | 16. Waxwell Lane, Pinner                              |
| 3. Old Church Lane, Stanmore                   | 17. Waxwell Close, Pinner                             |
| 4. Pinner High Street, Pinner                  | 18. East End Farm, Pinner                             |
| 5. Tookes Green, Pinner                        | 19. Pinnerwood Farm, Pinner                           |
| 6. Roxeth Hill, Harrow on the Hill             | 20. South Hill Avenue, Harrow on the Hill             |
| 7. Harrow School, Harrow on the Hill           | 21. The Mount Park Estate, Harrow on the Hill         |
| 8. Harrow Park, Harrow on the Hill             | 22. Roxborough Park and the Grove, Harrow on the Hill |
| 9. Harrow on the Hill Village                  | 23. Moss Lane, Pinner                                 |
| 10. Sudbury Hill, Harrow on the Hill           | 24. Pinner Hill Estate, Pinner                        |
| 11. Brookshill, Harrow Weald & Grimdyke Estate | 25. West Towers, Pinner                               |
| 12. West Drive, Harrow Weald                   | 26. Canons Park Estate, Edgware                       |
| 13. Kerry Avenue, Stanmore                     | 27. Eastcote Village (Part)                           |
| 14. Pinnerwood Park Estate, Pinner             | 28. Rayners Lane                                      |

Picture 4.3 Moss Lane is highlighted. LBH  
LA.100019206.2007

## 4.1.3 Summary of Special Interest

- 4.8** The special interest of Moss Lane Conservation Area lies partly in its well-designed and mostly unaltered blend of Edwardian and 1930s residential architecture. The Arts and Crafts inspired details are key to the area's character, as are the spacious garden settings and greenery, helping to maintain remnants of the rural atmosphere that once characterised these medieval country thoroughfares.

## 4.1.4 Short History

- 4.9** To understand an area's character today it is important to first consider its history. The following maps therefore demonstrate the area's development over a 40 year period.



Picture 4.4 Map of 1896. LBH  
LA.100019206.2007

Picture 4.5 Map of 1913. LBH  
LA.100019206.2007

Picture 4.6 Map of 1932. LBH  
LA.100019206.2007

- 4.10** Pinner was part of the Manor of Harrow, which was in the possession of the Archbishops of Canterbury from the early 9th century. The land was farmed throughout the Medieval period for a mixture of woodland, common pasture, and later for arable produce. Historical references to Pinner begin in the 13th century, when it is likely to have been only a small hamlet. Pinner was central to the wider area and as such was granted its own weekly market in 1336, and grew steadily throughout the Medieval period, with the parish church being re-built in the 14th century.
- 4.11** Moss Lane Conservation Area is associated with the medieval settlement of Pinner. Paines Lane, named by 1536, led away northwards from the parish church, which remains as a landmark for the area today. The name 'Paines Lane' is likely to have been derived from a landowner.
- 4.12** Moss Lane, named by 1432, led northwards from the medieval hamlet of East End to the east-west route now called Uxbridge Road, and to Woodhall Farm beyond it. It also linked to the hamlet of Nower Hill to the south. It did not curve to join Paines Lane until the beginning of the 19th century. The name 'Moss Lane' was probably also of personal origin, probably corrupted in the 14th century from Morris. Both Moss Lane and Paines Lane are crossed by the River Pinn which accounts for their dip halfway along.
- 4.13** The historic routes to Pinner are today furnished with grassy verges and native trees providing the area with a timeless and lasting quality.

- 19th Century

**4.14** The 1896 map of the area shows that the present route of the roads was by then well established, and indicates the presence of the River Pinn but also shows that there were very few buildings. Instead, the land appears to be undeveloped, rural open agricultural land.

- Early 20th Century

**4.15** The arrival of Hatch End railway in 1842, and then the Pinner Metropolitan station in 1885 better connected Pinner with a much wider area. However, the 1896 Ordnance Survey map shows the area remained undeveloped. Permission for the sites of 49-83 Moss Lane was obtained in 1899 -1901 and the plots were leased for building. Permission for 63-71 Paines Lane was obtained by 1901. These and more had been built by 1913 (see maps). The 1913 OS map shows the presence of most of the buildings that remain today. The majority of the conservation area properties therefore date to the turn of the 20th century. Notably the artist and illustrator William Heath Robinson, who was a household name at the time, lived in one of these properties between 1913 and 1918, and as such this property is marked with a blue plaque.



Picture 4.7 Arts and Crafts architecture is an important characteristic



Picture 4.8 Heath Robinson once lived here

**4.16** The continuing popularity of London commutes from Middlesex, and the subsequent need for additional housing, meant further development. The 1932 OS Map shows that by this date 89 to 91, and 97 to 103 Moss Lane had also been built. These buildings form Metroland housing, the 1920/30s residential development of which characterises much of LB Harrow as well as surrounding boroughs such as Ealing and Harringay. The Moss Lane examples of Metroland development however stand out from the rest as being more exceptional properties for their quality of architecture and setting.

- Post Second World War to Present Day

**4.17** Post-war development within the conservation area has mainly been small scale and limited to structures/extensions ancillary to the existing principal buildings. The pre-war plan form and densities of development have been respected. There has not been



any backland development and extensions have not intruded far into rear gardens. Retaining these gardens is important because the green space that they provide creates a valuable setting for the properties. Most extensions have been built in keeping with the style of the historic dwellings, and high quality materials tend to have been used to match those of the existing properties. Other successful extensions have been those of a lightweight conservatory style, as this allows through views to, and does not compete with, the original architecture.

- 4.18** The only properties built since the designation of the conservation area in 1988 are 77 to 79 Paines Lane and 82 Moss Lane. These replicate some of the Arts and Crafts inspired character of the area. They also managed to respect existing densities of development. This was possible given the ample space available following the demolition of a detached property in spacious grounds on the present site of numbers 75 to 83 Paines Lane prior to the conservation area designation.



Picture 4.9 Distinct architectural group



Picture 4.10 Two of only three properties built since the conservation area designation

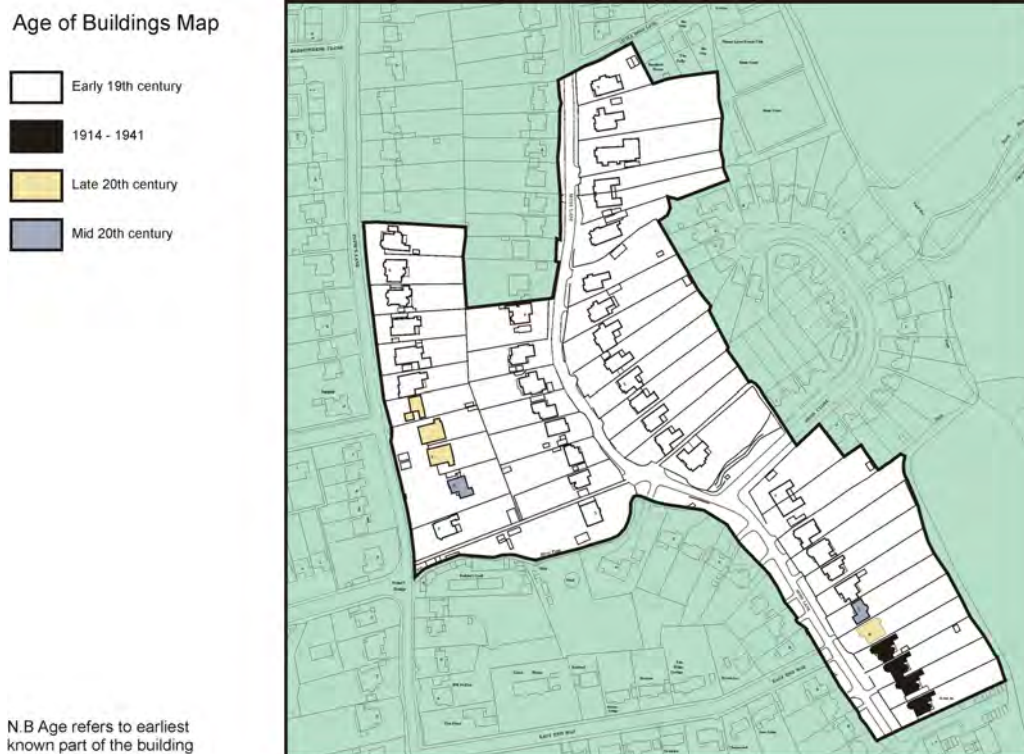


Picture 4.11 Important greenery at the entrance to Moss Close

- 4.19** Backland development of the 1950s detracts from the original medieval plan form. Moss Close, which extends between 79 and 81 Moss Lane, was developed to form a 1950s group of dwellings. Positively though, the siting and relatively modern design of these buildings mean they are not included within the conservation area boundary. Also, the properties are not visible from the conservation area and the dense greenery that characterises Moss Lane by creating a semi-rural character is retained at the entrance to Moss Close.

- 4.20** Such a sought after location means development pressure remains high. It is therefore important that the utmost care be taken when considering possible future development. In order to preserve the character and appearance of the area any development, no matter whether it is a new building or a small rear extension, must respect the existing low to medium densities of development, the linear plan form and the character and size of the original properties. The spacious green gardens and the greenery of the streetscene must be retained so that what remains of the original semi-rural character of the area is kept. Likewise, it is vital that the use of high quality materials, designs and detailing be preserved and continued.





Picture 4.12 Most houses date from the late 1920s/early 1930s. LBH LA.100019206.2007

## 4.1.5 Archaeology and Geology

**4.21** Archaeology and geology for this conservation area is considered in the associated document entitled, Pinner Conservation Areas Supplementary Planning Document, in consultation with English Heritage.

## 4.2 The Character of the Conservation Area Today

### 4.2.1 Density of Development, Topography and Plan Form

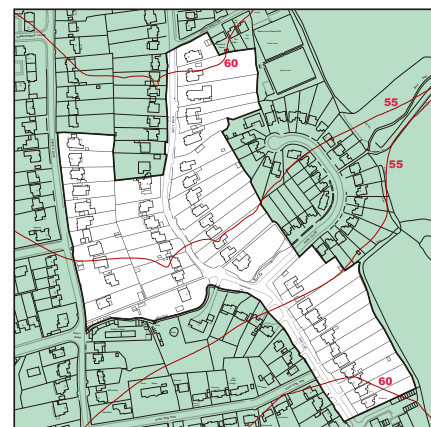
**4.22** The area is characterised by detached and semi-detached one to two storey residential dwellings of medium scale, within large gardens. Even where relatively modern development has been inserted amongst the majority of turn of the century properties, these retain plenty of surrounding garden space. This is important as it gives way to a pleasing feel of a medium to low density development throughout. The front gardens extend some way back from the road, particularly on the east side of Moss Lane and serve to separate the properties from one another thereby avoiding any sense of urban terraced development. Together with public grass verges along Moss Lane, these front gardens and driveways provide an attractive buffer to the road, creating a spacious feel. The public grass verge lining Moss Lane also has a functional purpose since there is no pavement. The dense greenery within the gardens adds to the feeling of low density development by making each property appear more sheltered from the others.

- 4.23** The plan form of the area is important since it maintains the route of the medieval lanes of both Paines Lane and Moss Lane. Paines Lane gently travels north to south, whilst Moss Lane is gently curved north to southeast. This sinuous nature of the lanes, along with the sloping topography of the land, creates further interest and adds variety to the area. The contours in the conservation area's landscape contribute to ones visual and physical experience when travelling throughout, as the sloping lanes gradually climb northwards, and then dip to the River Pinn before another gradual climb.
- 4.24** In addition, the plan form reflects the route of the River Pinn and explains the slanted southern boundary to number 85 Paines Lane and 64 Moss Lane. Likewise, it explains the distinct gap between numbers 81 and 83 Moss Lane, which serves as a clear divider between Moss Lane to the North of the River Pinn and Moss Lane to the South of the River Pinn, details of which are described in the character areas which follow.
- 4.25** There is a linear plan form to the area, as most properties are set back by the same amount from the road, onto which they face. This building line contributes to the area's continuity. The exceptions to this are numbers 75 to 83 Paines Lane, which are set back further from the main road. However, this follows historic precedent since these properties replaced a single property set back in a similar manner as shown by the 1932 OS map in the previous section.
- 4.26** There has not been any backland development or extensions that detract from the conservation area's plan form or medium to low density development. The density is evident on the maps of the conservation area in the previous section. Where extensions have been added, these have normally been built to the back of the house rather than the sides of the property. This approach is vital to avoid a terracing effect in the streetscene, and will therefore be encouraged.



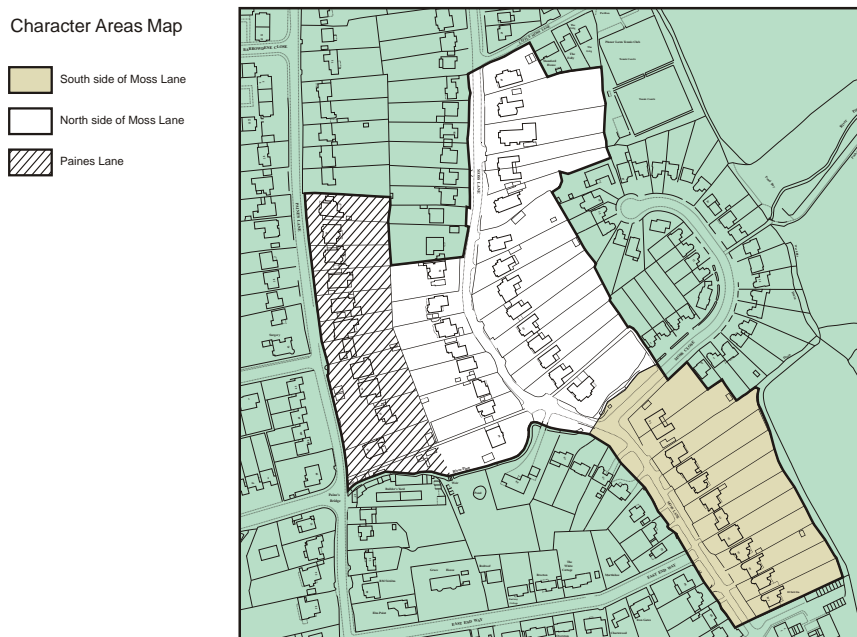
Picture 4.13 Hedges ensure properties are kept private

Topography Map  
— Height above sea level



Picture 4.14 Topography. LBH  
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## 4.2.2 Townscape Character



Picture 4.15 Character Areas. LBH LA.100019206.2007

**4.27** The Moss Lane conservation area can be divided into three areas where the character of each varies slightly (see character areas map). Each area will be discussed below.

- Paines Lane Character Area

**4.28** Paines Lane continues to be one of the leafiest of Pinner's routes. Dense, well-tended greenery abounds the road. The trees, shrubs, hedgerows and foliage create a soft, pleasantly sheltered and secluded atmosphere. Properties are not immediately apparent; instead, there is an element of surprise as attractive designs become visible either one by one, or as pairs, at driveway openings or between occasional gaps in the vegetation. This helps ensure the area has the feeling and appearance of low to medium density development, as discussed in the previous chapter. This is reinforced by the medium size and scale of the lane's properties, as these are one or two storey buildings, rather than large scale development. The way buildings are separated from each other within large gardens also contributes to the low to medium density.

**4.29** When a clear view of properties is achieved, their Arts and Crafts appearance is apparent. Whilst no two properties are identical, common design features ensure they blend harmoniously. Some common features include decorative ridge tiles, tall brick chimneys and old English inspired features.

**4.30** The route can usually be described as a relatively quiet residential road. However, during rush hour the area is often used as a rat-run by traffic, which spoils the tranquillity of the area. This noise nuisance is limited somewhat by the pinch point outside number 83 Paines Lane. However, this creates some visual clutter to the streetscene. It would be useful to survey the area to see whether there are other options available to increase safety.

- 4.31** This character area has a more formal feel than the remaining character areas due to the continuous pavement, the pinchpoint and numerous accompanying roads signs. The latter adds some visual and physical clutter to the streetscene, giving the area its most urban feel at this point. These elements serve to reinforce the value of the lane's greenery on the atmosphere of the area.
- 4.32** The Paines Lane character area also differs from the other two character areas as a number of properties here appear to be in need of some minor repair or maintenance works, such as repainting or the removal of ivy, which can be damaging to the fabric of buildings and obscures their original design. Such works appear more necessary towards the north of this road. There is a danger that if left unattended original features could be needlessly lost.
- Moss Lane North of the River Pinn
- 4.33** Like the rest of the conservation area, this area has a leafy, green quality. This is due to its thick hedge boundary treatments, mature trees, grassed lawns and other garden greenery, particularly towards the River Pinn. This helps to create a soft, sheltered and tranquil character here.
- 4.34** The thick vegetation also ensures a low to medium density to the area's character and ensures that each property is set apart from the others. Views looking north or south along the road only catch slight glimpses of the decorative Arts and Crafts properties either side which means the soft, almost semi-rural and un-built up quality of this meandering medieval lane is retained. This would not be possible if hard urban materials were used more extensively in boundary treatments, or even if timber fences were used. A number of bins left at driveway entrances detract from the semi-rural quality of the lane and should be better concealed wherever possible. This should be done in a sensitive manner with foliage rather than bin shelters, as these can often detract from the planting of front gardens and uncomfortably compete with decorative features of the houses.
- 4.35** Since the amount of greenery provides only glimpses of individual properties either one by one or in pairs from driveways or gaps in the vegetation, again there is an element of surprise here. This adds curiosity and interest to the streetscene, which is complemented by the gentle variety in the blend of attractive Arts and Crafts inspired properties. All properties here appear to be in a good state of repair and the public and private greenery is neat and well-tended.
- 4.36** The properties give the impression of being on a pedestal as they are slightly elevated from road level. In this way the gentle upward slope of front gardens adds a sense of grandeur and shows off the design of the houses. However, where front gardens are almost totally hardsurfaced, particularly in harsh bright colours, these detract from the house and the conservation area. It creates a bland setting that would be much enhanced with bound gravel and additional planting. Any hardsurfacing should therefore be well-balanced with green landscaping to maintain the area's soft landscaped character. Some hardsurfacing within front garden spaces is of course useful as it helps limit the clutter of vehicles on the lane and thereby maintains the semi-rural quality of the meandering medieval route. Where this is necessary however,



gravel or other permeable materials should be used to retain the soft character of the area, to prevent detracting attention from the architecture and to avoid surface water running straight off into the road.

**4.37** The northern character area has a more informal character than Paines Lane since pavements are replaced with narrow grass verges. Where pavements are absent, this could present danger in places, particularly at bends, but the low volume of traffic limits this risk somewhat. It does however create a narrower and more enclosed feel to the north end of Moss Lane, particularly with the thick boundary treatments outside numbers 58 to 60 and 69 to 73, which create a short green tunnel. In contrast to this tunneling effect, there are attractive expanses of greenery outside numbers 62 to 64 and 75 to 79 Moss Lane, which are important in creating a transitional zone from enclosed spaces towards the more open character of the south end of Moss Lane.

- Moss Lane South of the River Pinn

**4.38** This character area has a more spacious, open and less sheltered atmosphere than the remaining conservation area since although the road narrows, it has large expanses of public grass verges, and gravel at driveway openings either side. Likewise, the straight run of the lane from numbers 81 to 103, combined with lower and less dense boundary treatments, create a more open feel. The contrasting broadness of this stretch of Moss Lane is itself very attractive.

**4.39** The more open character here provides clearer views of properties. Looking north from 103 Moss Lane there is a good continuous view of numbers 97 to 103. This contributes to the continuity of the area as these properties form a unified architectural group. The roofs of the properties can be seen to continually stagger in line with the sloping land and serve to bring gentle rhythm to the roofscape. As on the north end of Moss lane the properties here appear well maintained and the public and private space well-tended.

**4.40** Such is the extent of greenery in the conservation area that in places no development is visible when looking directly north or south from the middle of Moss Lane, retaining the almost semi-rural character of this medieval lane. Combined with the residential nature of properties, the area can be described as having a quiet and tranquil atmosphere with key special features such as the roofscape views and glimpses of Arts and Crafts decorative architecture.



Picture 4.16 Characteristic greenery



Picture 4.17 Hardsurfacing ought to be permeable



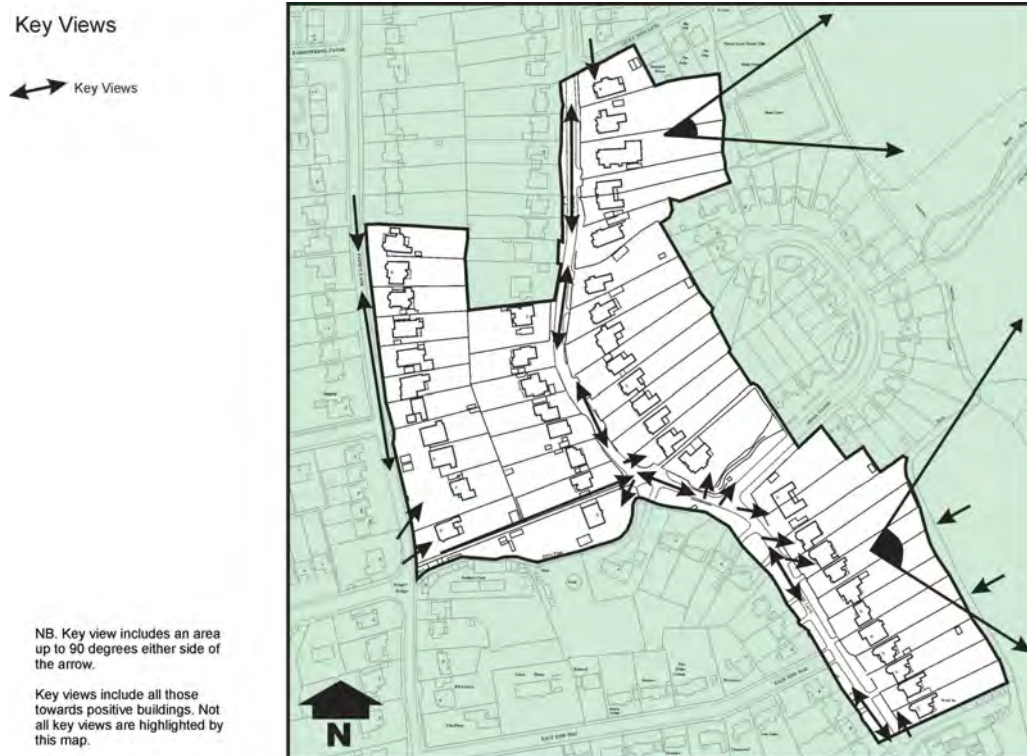
Picture 4.18 Characteristic semi detached houses



Picture 4.19 Spacious character of the southern end of Moss Lane

### 4.2.3 Key Views and Vistas

- 4.41** Views and vistas of greenery, roofs, chimneys and other interesting decorative architectural features are particularly important to the character of the area. Views from the centre of both lanes looking directly north or south give way to the area's green character. The buildings are set well back and the thick vegetation either side usually means they are not immediately apparent, but where views of buildings are obtained these are significant.
- 4.42** Key views are shown on the map below. These are not exhaustive but are indicative of the types of views that are important.



Picture 4.20 Principal views. LBH LA.100019206.2007

- 4.43** Views towards individual architectural features are as important as the high quality of architecture overall, and are a key part of the conservation area's special interest.
- 4.44** The comfortable grass verges and open front gardens in the south side of Moss Lane are important sources of views as they bring a sense of openness and spaciousness that contrasts with the more enclosed and sheltered character of the remaining conservation area with its denser vegetation. Houses in this character area are important for their group value as they produce an attractive, gently staggered roofscape and similarly well-designed features. Views to the vegetation or open spaces between and around properties allow for the low to medium density feel to the area's development and should be kept clear to avoid any sense of terraced development.
- 4.45** There are good views into the rear gardens of properties along Moss Lane from the east which also contributes to the sense of low density of development and provides glimpses of the architecture on the rear of these properties. Likewise, the views out of these gardens towards the east are of significance to the conservation area as the feeling of open space adds to the sense of a low to medium density of development.



## 4.2.4 Architectural Qualities



Picture 4.21 Decoratively carved timber porch



Picture 4.22 Regularity of building form



Picture 4.23 Curved bay windows



Picture 4.24 Decorative bay windows

**4.46** The high quality of architecture is an important part of the character of the Moss Lane Conservation Area and stems from the Arts and Crafts inspired details and corresponding use of high quality materials. This quality is also derived from the similarities in the basic design of most properties, which helps bring a sense of architectural unity and continuity to the area.

- Basic Architectural Design

**4.47** All buildings are medium-sized, asymmetrical, detached or semi-detached buildings of a similar basic style. This includes elements such as steeply pitched roofs, projecting gables, tall brick chimneys and clay chimney pots, porches with carved timber detail, timber casement windows including front bays, clay tile coverings and rendered walls contrasted against red brick. However, the variety of Arts and Crafts inspired details ensure each property differs from, yet harmonises with, the next. The



exceptions to this are numbers 97 to 103 which were each built to replicate one another to create a unified architectural group. For this reason, any proposed extensions that notably alter this unity should be avoided. The damage that could be done is evident as a two storey side extension to one property in this row already detracts from such intended unity.

- Arts and Crafts Character

**4.48** The Arts and Crafts movement of the turn of the 20th century focused on clearly expressed construction, referred to as honest architecture. Architects of the Arts and Crafts Movement saw it as an art form in which they co-ordinated craftsmen and artists and focused close attention on detailing. This influence is evident throughout the conservation area. For example, along Moss Lane there is often a dentil course divider of bricks, usually between ground and first floors. This usually extends all around the property drawing the architectural design together. Use of contrasting materials on most properties adds interest as a rendered first floor is often contrasted with red brick beneath. Often there is a row, one to three tiles thick, of curved tiles on areas of tile hanging creating decorative banding. There is also artistic curved carving of timber elements to porches, and particularly to the balusters. All such architectural details are important to the streetscene.

**4.49** The asymmetry of the properties combined with floor plans of various recessed and projecting elements gives a sense of depth to the architecture. The brick chimneys protrude from the exterior wall and extend from the ground floor upwards and are often contrasted against white render. There is also the occasional use of relieving arches above windows and porches, as red brick headers, or, along the south side of Moss Lane, as gauged stretchers.

**4.50** Although the Arts and Crafts influence characterises the properties built prior to World War II, the more recent development of 77 to 79 Paines Lane fits in well with this architectural style. It makes similar use of asymmetry and decorative detailing, such as old English black timber and white render detail as well as use of herring bone panels .

- Roofscape

**4.51** No property exceeds two storeys in height, although there have been attic conversions. This has mostly been sensitively achieved by making use of the existing roof space rather than through adding dormers, which if unsympathetically designed can often be damaging to the area's appearance.

**4.52** Dormers are likely to introduce visual clutter that would detract from the Arts and Crafts inspired roofs, particularly their detailing. The decoration on the roofs includes expanses of hand made red clay tiles (sloping and ridge), pinnacles, chimney pots, and tall red brick chimneys with stepped detail to the apex. Such details also include asymmetrical gable ends, often with decorative hanging tiles or ornamental timber bargeboards. The gable ends sometimes include Mock Tudor black timber and white render detail. Together, these features bring interest and architectural importance to the roofscape. For this reason any rooflights or other windows used for an attic conversion should be limited in number and size and sited at the rear of the property or in an equally concealed location that seeks to preserve the character and

appearance of the conservation area. Likewise solar photo-voltaic or solar thermal equipment and flues, forming part of a biomass heating system or as part of a combined heat and power system should be set to the rear of properties.

**4.53** There is added interest to the roofscape along the south side of Moss Lane. This is because the properties are relatively closely positioned so the continuous use of gable ends, stepped in line with the sloped nature of this lane, gives way to a gentle rhythm to the streetscape. Along with the regular use of bay windows and porches this brings a strong and appealing regularity and rhythm to the streetscene.

- Windows

**4.54** Delicate timber casement and sash windows are part of the Arts and Crafts character of the area as they comprise attractive mouldings and profiles.

**4.55** Projecting bay windows are particularly important to the character of the area as they provide depth and variety to the design of the properties. Types of bay include single storey, two storey, curved, box, and oriel. The curved bays are unusually set in at an apparently awkward position above the porch. But surprisingly this siting works well and makes these bay windows key design features. These become an even more prominent feature where such windows are added as part of corner turrets, creating an almost Gothic element to the design.

**4.56** Unfortunately a number of windows have been replaced with more modern windows. Although these often replicate the use of timber, the carving does not well replicate the careful and delicate mouldings, profiles and/or designs of the originals. This has the effect of creating a bland, flat and often heavy detail that can detract from the intended delicate, well proportioned and detailed design. Where replacement occurs care is required to ensure the originals are matched as closely as possible. Fortunately however, at present the original windows still predominate to preserve the intended streetscene.

- Post Second World War Development

**4.57** A number of more modern properties have been built in the latter half of the 20th century. These include numbers 75 to 83 Paines Lane and numbers 93 to 95 Moss Lane. Positively these include enough surrounding garden space to preserve the area's plan form and not alter the characteristic low to medium density of development, which is integral to the character of the area. They also match the scale of the conservation area's properties by not exceeding two storeys in height.

**4.58** Whilst numbers 75 to 83 Paines Lane and numbers 93 and 95 Moss Lane are not of exceptional architectural interest, they are unobtrusive and have some appeal by generally using high quality materials, asymmetry and other detailing that respects the character of the area such as tile hanging and old English mock Tudor black timber and white render, and also timber casement windows. Numbers 97 to 103 Moss Lane form a unified architectural group of some worth architecturally. These well replicate the use of Arts and Crafts inspired architecture such as gable ends, the use of various bay windows, herring bone panels, brick band work, distinctive brick chimneys and ridge tiles.

- 4.59** Otherwise, development has consisted of extensions to properties or ancillary buildings. This has mostly been small scale and set to the rear, which importantly means that most new development is subordinate in scale and appearance to the original property. The characteristic large gardens are retained because of this and usually this minimises disruption to the appearance of properties or to their detached/semi-detached character. Where side extensions have been added these tend to be single storey, set back and maintain clear gaps between properties. In this way the houses are read as detached properties, without allowing elements of terracing to creep in.



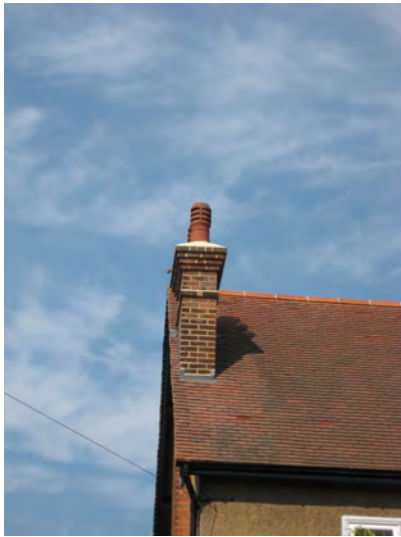
Picture 4.25 The contrast between original and replacement windows is evident



Picture 4.26 Modern buildings attempt to harmonise with the area by picking up on architectural design of the historic buildings

- 4.60** The vast majority of buildings in the conservation area have architectural merit, thus positively contributing to the conservation area. However, a few can be described as being of neutral merit, thus only preserving the character of the conservation area.

- 4.61** There are some examples of inappropriate development. For example, unsympathetic extensions/alterations have detracted from the architectural unity of numbers 97 to 103 Moss Lane. It is important that approaches such as these are avoided in future development. Likewise, a small number of such alterations elsewhere in the conservation area have detracted from the original high quality detailing of properties. Inappropriate replacement windows and extensions where materials, detailing or proportions do not attempt to match the original make these elements of the property appear obtrusive and damaging.

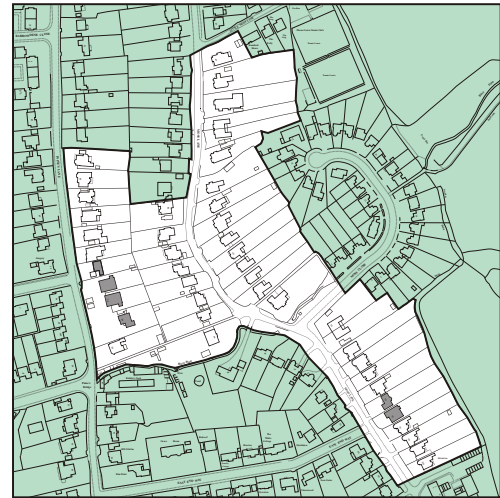


Picture 4.27 Hand made clay tiles

Positive and Neutral Buildings

Positive Buildings

Neutral Buildings



Picture 4.28 Architectural importance of buildings

### 4.2.5 Prevalent and Traditional Building Materials and Detailing

**4.62** High quality materials are an important part of the architecture of the conservation area. This is largely due to the influence of the Arts and Crafts Movement. This movement put great value upon materials as part of its focus on high quality detailing. So typically, red bricks, red clay tiles, brown or white render and timber windows are used. For instance, expanses of red clay tiles are used as hanging tiles and on roofs, including porch coverings. This helps draw the design of properties together.

**4.63** To emphasise the buildings' distinction from those that use repetitive and bland machine-made materials, local details include decorative hand made clay ridge tiles, pinnacles and chimney pots and carefully carved and moulded timber porches, windows and doors. Similarly, carefully inserted brick dentil courses are used as are tall brick chimneys and gauged brick arches which would clearly have been carefully constructed by hand. The roof tiles and bricks often vary slightly in colour from each other which also highlights their hand-made character and serves to provide a more interesting overall appearance. This has been used to good effect in the more modern development of numbers 77 to 79 Paines Lane. To replace any of these features in a way that did not replicate such original details would detract from the intended quality and character of the architecture. For this reason any extensions would be required to use similar high quality materials so as to avoid appearing as an obtrusive modern addition.

**4.64** A further local detail is the use of materials that contrast with one another to bring added interest to the designs. For example, red brick is contrasted against white or brown render. The difference in texture where course render is used against relatively smooth brickwork adds interesting juxtaposition. The varied use of bay windows is another key local detail. They serve to offer variety and depth to the frontages of properties and help create the asymmetry of the designs.





Picture 4.29 Gauged brick arches



Picture 4.30 Decorative clay pinnacles and ridge tiles, as well as recessed brick aprons

## 4.2.6 Streetscape

**4.65** A traditional red pillar box on Paines Lane and another on Moss Lane are the only pieces of street furniture of special note in the area. The rarity of street furniture is an important part of the character of the area since it helps preserve the almost semi-rural character of the medieval lanes.

**4.66** Nonetheless, other street furniture is present in the form of regular intermittent concrete street lamps. The hard and heavy appearance of the columns does not preserve the traditional character of these semi-rural lanes. If the opportunity were to arise it would therefore be preferable to replace these with lights of a more traditional appearance or lights of a very simplistic and unobtrusive style. Likewise, along Paines Lane there is a pinch point with numerous traffic signs to limit traffic speed. When this area is reviewed by Highway teams, there may be scope to rationalise street furniture here. Although safety is paramount, this pinch point is fairly incongruous with the semi-rural character of these medieval lanes and it would therefore be preferable to limit this clutter wherever this is possible.

- Floorscapes

**4.67** The roads are tarmaced and along Moss Lane pavements are usually absent with wide grass verges as an alternative. This is appropriate as it helps retain the informal, green and almost semi-rural character of the medieval lanes. The grass verges are interspaced with gravel crossovers. Gravel is the most appropriate form of driveway surfacing here since this helps retain the soft, semi-rural character whilst providing a permeable material for rainwater drainage.

**4.68** The soft landscaped front gardens are usually balanced with some hard landscaping to provide space to park a car off road. Some amount of off-street parking is valuable to ensure cars do not clutter thoroughfares, however, it is important that such hard

landscaping is limited and is not allowed to dominate the front garden. The front garden greenery helps to ensure properties are partially secluded and sheltered from one another which helps create the feel of low to medium density of development to the area. It also helps retain the almost semi-rural character of the medieval lanes that they front, whilst creating an attractive soft character that sets off and frames the architecture beyond.

- 4.69** It is also important that the floorsurfacing is of a subdued colour, so that this does not compete with, or detract attention from, the architecture. An understated, subtle colour is all that is required to ensure the focus remains on the architecture and planting. Gravel should therefore be used to retain the soft character of the area.



Picture 4.31 Pillar box on Paines Lane



Picture 4.32 Hardsurfacing balanced by plenty of greenery



Picture 4.33 Use of gravel for driveways

- Boundary Treatment

- 4.70** Low brick walls and dense greenery in the form of mature trees and hedges are used as boundary treatment that provides the soft, informal feel that is key to the character of the area. All properties remain open to the road as the driveways/walkways are left un-gated which reinforces this informal character. It is unlikely therefore that permission would be given for any form of gated enclosure in this conservation area. The introduction of other hard urban materials or taller boundary treatments would urbanise and make the area more formal in character weakening the soft, semi-rural feel of the medieval lanes.

## 4.2.7 Green Spaces and Ecology

- 4.71** The Conservation Area contains little intrinsic ecological or nature conservation interest in terms of habitat or rare species. However the large garden plots and the variety of tree and shrub species support a considerable range of fauna. There is a wide variety of birdlife as a consequence of the plentiful food supply, shelter and nesting sites provided by both trees and hedgerows.

- 4.72** The greenery of the gardens and grass verges are an essential part of the character of the area. Such green spaces are reminiscent of the softer, more rural surroundings of Pinner's agricultural past. Indeed, Moss Lane backs onto Pinner Park Farm, which

is designated as being of grade I borough importance for Nature Conservation, and is also protected as an area of Green Belt. On the south side of Moss Lane the grass verges are important as they add a more open character to the area.

- 4.73** Green spaces also form the source of many key views. They mostly consist of private spaces with grass, hedges and mature trees in the gardens surrounding properties. These are significant to the conservation area and help furnish the area with its low to medium density of development. For example, side gardens help to limit any sense of urban, terraced development. Similarly, the sheltering effect of greenery on the setting of properties allows each to feel somewhat secluded from the others. No two front gardens are the same. The garden spaces create an attractive soft character that frames and complements the architecture. Where this has been replaced entirely with hard surfacing a bland urban feel is produced that is at odds with the otherwise soft, informal character of the area. The gentle variety in the lay out and type of greenery contributes towards the characteristic informality of the area.
- 4.74** Dense screening is less important in the front gardens along the south side of Moss Lane since this area has a more open character, nonetheless the front garden planting is important here, as it is elsewhere in the conservation area. It helps retain the soft, semi-rural character of the medieval lane. For this reason the retention of mature trees is particularly crucial. The garden at number 77 is an important area of greenery as it helps mark the break between the more enclosed and sheltered feel of the north side of Moss Lane and the more open character in the south side of Moss Lane.
- 4.75** Towards the south side of Moss Lane public green spaces consist of broad grass verges. These create the more open feel that is characteristic of the area. There are narrower areas of grass verges along the remainder of Moss Lane. These verges help retain elements of the semi-rural character of the once medieval lane. As they are in place of pavements they help characterise the more informal character to the area. They are usually more overgrown and appear slightly less well tended in the north side of Moss Lane than the south side but in this way encourage nesting habitat.
- 4.76** All trees within the conservation area are safeguarded by its designation (under Section 211 of the Town and Country Planning Act 1990), which is strengthened by Tree Preservation Orders (TPOs) served in the area (under Section 197 and 199 of the Town and Country Planning Act 1990). Further TPOs may be required where trees are threatened or their future retention is prejudiced. The Council will also consider making orders under any new powers that may emerge with respect to important hedgerows.



Picture 4.34 Grass verges



Picture 4.35 Soft landscaped front gardens

## 4.3 Summary of Moss Lane Conservation Area

### 4.3.1 Summary and Main Assets

**4.77** The general condition of the area is good. The main assets include architecture with high quality detailing and Arts and Crafts inspired character, and the area's green spaces, both private and public, with grass verges, large mature trees and soft greenery that serves to shelter properties from each other creating a low to medium density feel to development. This planting is also important in retaining elements of the semi-rural feel to the once medieval lanes.

### 4.3.2 Problems, Pressures and Potential for Enhancement

**4.78** Pressures and issues have been touched upon in the previous two sections and are comprehensively outlined in the following table. The table includes elements that are found to put pressure on the special character of the area as well as identifying areas where there is opportunity for enhancement. The following section, entitled 'Management Strategy' addresses any issues raised. In dealing with development proposals within the area the Council will be mindful of securing opportunities to address/overcome such issues or any subsequent pressures.

Pressures, Issues or Opportunity for Enhancement:	Address:	Description:
Concerns that Paines Lane is being used as a rat run	Paines Lane	The increased speed and amount of traffic at rush hour disrupts the otherwise tranquil and secluded feel to the area. Traffic speeds at these time also pose a safety risk, which has been somewhat been tackled by a pinch point and traffic calming signage, but as these create visual clutter, an increase in this sort of street furniture is not ideal.



Pressures, Issues or Opportunity for Enhancement:	Address:	Description:
Properties which would benefit from maintenance	Properties in the northern part of Paines Lane	Cracked paintwork to window surrounds allows water to penetrate and to potentially create areas which would encourage rot or infestation. Where timber is rotten and cannot be dried out and repaired this part of the property's original built fabric is likely to be lost.
Concrete street lights	Paines Lane	The columns of the street lights create a hard urban feel which is at odds with the almost semi-rural character of the area.
Replacement windows that do not conform to the original proportions, moulding and detailing	Moss Lane	Where windows have been replaced with a flatter profile than the original well detailed windows, these detract from the character and appearance of the dwelling and the streetscene. The original timber windows are particularly attractive and of an Arts and Crafts style.
Awnings	Moss Lane	Awnings are incongruous to the Arts and Crafts inspired design of the properties and obscure original features.
Satellite Dish Aerials	Moss Lane	Where satellite dishes are not fitted discreetly to the rear of houses, these have the cumulative effect of visually cluttering the streetscene whilst detracting from the decorative qualities integral to the architectural design of the dwellings that are central to the area's character.
Solar photo-voltaic or solar thermal equipment and flues, forming part of a biomass heating system or as part of a combined heat and power system. Wind turbines are a similar pressure.	Throughout	The revised General Permitted Development Order (2008) means in occasional instances these types of micro-generation development can occur without planning permission, even in a conservation area. These could potentially be very visually obtrusive and detract from the uniform, high architectural quality.
Driveways	Moss Lane	Retention of as much soft landscaping as possible is vital for maintaining the conservation area's character as well as for helping reduce flood risk. Allowing rainwater to drain away is essential and as such hardsurfaced areas should be permeable and should be limited in area. In addition, harsh and bright colours such as red tarmac do not relate to, nor harmonise with the high quality architecture.
Porches	Throughout	The revised General Permitted Development Order (2008) means in occasional instances these types of development can occur without planning permission, even in a conservation area. These could potentially be very visually obtrusive and detract from the high architectural quality.
Outbuildings	Throughout	The revised General Permitted Development Order (2008) means in occasional instances these types of development can occur without planning permission, even in a conservation

Pressures, Issues or Opportunity for Enhancement:	Address:	Description:
		area. These could potentially be very visually obtrusive and alter this area's special interest which is derived ,in part, from the garden space and the high quality architectural character.
Sylvan character	Throughout	The sylvan character of the area is important. It encourages walkers and runners and it would be highly regrettable if this character were to be eroded.
Air conditioning units	Throughout	Air conditioning units can be very visually obtrusive, particularly where they are poorly sited and visible from the streetscene.

### 4.3.3 Public Consultation

- 4.79** This document, and the associated management strategy has been subject to public consultation. Views were sought from residents and it was available for viewing on the Harrow Council website and at the Planning Department offices at the Civic Centre on Station Road in Harrow. The document has subsequently been amended to reflect the responses received from the consultation exercise and was adopted in due course as part of the Pinner Conservation Area Supplementary Planning Document, as part of the Council's Local Development Framework.

## 4.4 Moss Lane Conservation Area Management Strategy

### 4.4.1 Purpose of the Strategy

- 4.80** Conservation Area Appraisals provide an analysis of the character and appearance of the conservation area to identify those elements that should be protected as well as opportunities for change, improvement or enhancement. This management strategy uses this analysis to look forward and set out how the area's character will be preserved or enhanced. It sets out guidance to protect and preserve the area and actions to enhance it. Each section is linked to the relevant policy guidance, which provides the framework for the future management and enhancement of the conservation area. The following proposal statement provides a list of actions, related to pressures, issues or opportunities for enhancement identified in the previous section.
- 4.81** Unless otherwise stated, the following should be regarded as a statement of intent. There are no set time limits. However, it is important to note that Conservation Area Appraisals and Management Strategies will be reviewed every 5 years.

### 4.4.2 Management Proposals

- 4.82** Pressures, issues or opportunities for enhancement are outlined in the linked conservation area appraisal and are addressed in the following table.

Pressures, Issues or Opportunity for Enhancement:	Address:	Description:
Concerns that Paines Lane is being used as a rat run	Paines Lane	Consider as part of wider traffic schemes in Harrow. Work with Highway teams to bring forward a sympathetic approach.
Properties which would benefit from maintenance	Properties in the northern part of Paines Lane	Encourage maintenance of properties. Early repair and maintenance is cheaper than the costs of replacement and later repair works. Where original windows are suffering from rot, and where this is only a section of the window, a replacement part should be spliced in rather than the whole replacement of the window. Make this advice available to owners. Provide information on grant aid available.
Concrete street lights	Paines Lane	If the opportunity were to arise to replace these, the new lamps should be more in keeping with the traditional character of the area. Occasionally traditional lamps remain in front gardens of properties along Moss Lane. It would be more appropriate if any replacement lamps replicated their design. If this is not considered to be suitable in traffic safety/light spill terms then a very simple column in a dark colour would be the least obtrusive option.
Replacement windows that do not conform to the original proportions, moulding and detailing	Moss Lane	Seek to promote the introduction of an Article 4 (2) Direction throughout the conservation area which would require planning permission for replacement windows to ensure that these carefully replicate the proportions and detailing of the originals.
Awnings	Moss Lane	By highlighting this as a pressure and by producing this character analysis to show why awnings are incongruous features of the area it is hoped that such development will be discouraged.
Satellite Dish Aerials	Moss Lane	Seek to promote the introduction of an Article 4 (2) Direction throughout the conservation area which would require planning permission for

Pressures, Issues or Opportunity for Enhancement:	Address:	Description:
		satellite dishes where these would front a highway, waterway or open space with a view to protecting the character and appearance of the streetscene.
Solar photo-voltaic or solar thermal equipment and flues, forming part of a biomass heating system or as part of a combined heat and power system. Wind turbines are a similar pressure.	Moss Lane	<p>Highlight to residents the importance of undertaking basic energy efficiency works prior to opting for the installation of micro-generation equipment. Such works include appropriate loft and wall insulation and draught proofing. English Heritage has a range of guidance on the different considerations involved in the use of micro-generation technologies in conservation areas which can be accessed on their Historic Environment: Local management (HELM) website by entering energy into the search engine in the English Heritage section of the guidance library at <a href="http://www.helm.org.uk">www.helm.org.uk</a>.</p> <p>Seek to promote the introduction of an Article 4 (2) Direction throughout the conservation area which would require planning permission for any form of microgeneration equipment. This would ensure the better siting of equipment such as solar panels or wind turbines. This should be sited carefully to the property's rear.</p>
Driveways	Moss Lane	Seek to promote the introduction of an Article 4 (2) Direction throughout the conservation area which would require planning permission for hardsurfacing of driveways to ensure the protection of the soft landscaped front gardens and to ensure that a sympathetic material is used such as shingle or gravel instead of tarmac, for example.



Pressures, Issues or Opportunity for Enhancement:	Address:	Description:
Porches	Throughout	Careful consideration will be given to the creation of an Article 4(2) Direction. This would ensure planning permission was required for porches.
Outbuildings	Throughout	Careful consideration will be given to the creation of an additional Article 4 (1) or Article 4(2) Direction. This would ensure planning permission was required for outbuildings so that any new outbuildings would preserve the character of the area. This would encourage carefully sited and sized outbuildings.
Sylvan character	Throughout	Highlight the importance of this character to other Council departments through this document so that they are aware of the importance of keeping these qualities.
Air conditioning units	Throughout	It is important that these are carefully sited and integrated so they are as concealed and unobtrusive as possible. Usually this will entail installation where not visible from the streetscene.

### 4.4.3 Support

- 4.83** Relevant parties can contribute to the preservation and enhancement of the conservation area. These include: local residents, property owners, and local societies such as Pinner Local History Society, as well as national societies such as the 20th Century Society. They should be involved in all stages of devising ideas for management and enhancement of the area.
- 4.84** The above enhancement and improvement proposals and other possible future schemes require funding. Some can be managed within existing Council budgets and much of the works will be completed by private owners. For the public realm works, the Council will continue to pursue funding for high quality conservation grade materials to improve and enhance road safety materials. The Council will continue to apply for grants wherever possible. There may also be scope for securing planning gain funds towards improvements to the public realm.

**4.85** In line with English Heritage's guidance it is essential when planning works within conservation areas that a considered approach, which preserves or enhances the area's character or appearance is adopted. Where a conflict with general planning and highways policies occur special care must be taken to find a solution that meets both the needs of the local community and the historic environment.

- Reviewing the Conservation Area Boundaries

**4.86** The northern most part of Moss Lane is comprised of pleasant but unexceptional interwar houses and the part south of East End Farm contains newer unexceptional development of the 1960s/70s. Whilst there are other historic buildings surrounding and just adjacent to the conservation area that are of some interest, they appear too altered with the loss of traditional timber windows and other extensions/alterations to include them within the conservation area boundary. However, the front boundaries of the properties along the western part of Paines Lane (numbers to 32 to 50, even) and the western part of the north side of Moss Lane (34 to 48, even) contribute to the special semi-rural character of the area. Whilst they are presently partly protecting in terms of forming the setting of the conservation area, there would be greater protection if the boundary of the conservation area were widened slightly to include these front boundaries. Therefore the conservation area boundary should be extended to include these areas. A careful survey and consideration of such an extended conservation area will be carried out.

**4.87** Although there are problems and issues outlined above, the high quality character of the area has largely been retained since its conservation area designation in 1988 and therefore the boundary should not be reduced.

#### 4.4.4 Guidance

**4.88** To ensure consistent decision-making, the following guidance has been identified as being of key relevance to this area with reference to the Conservation Area Appraisal.

##### **Maintaining Moss Lane's Townscape and Built Character**

To ensure that the character of the conservation area, and its setting, is both preserved and enhanced, all new development should:

- Respect the existing layout and historic form of the townscape and street scene, especially its building lines and heights, and not diminish the gap between buildings.
- Complement existing buildings in terms of bulk, design, siting, detailing, scale, materials and use. Any extensions will be encouraged to be at the property's rear and subservient in scale to the original property, as well as match the existing house in design and materials.
- Not entail side extensions that significantly reduce the gap between buildings or diminish the architectural balance or detailing of the main building.
- Respect and harmonise with existing buildings in terms of design, siting, detailing, scale and materials.

- f) Avoid impeding views between buildings or into areas of open space.
- g) Retain original design features (as identified within the character appraisal, such as timber windows and doors, oriel windows, bay windows, dentil courses, ridge and hanging clay tiles, pinnacles, bargeboards, applied timber on render detailing, use of contrasting materials, brick chimneys and clay chimney pots, decoratively carved timber porches, arches over windows and doors) and where replacement is necessary, the architectural detailing should closely match that of the original. Replacement features constructed of non-traditional materials will be discouraged.
- h) Not involve the painting of unpainted brick surfaces.
- i) Ensure material alterations to buildings protect the appearance of elevations that face onto a highway, including alterations to chimneys and rooflines. Dormers and rooflights on front and side roofs will be discouraged.
- j) Retain visually important boundary treatments which are a characteristic of Pinner's conservation areas and replacement walls should replicate the originals.
- k) Not entail the positioning of satellite dishes and aerials in prominent positions.
- l) Usually avoid change of use to flats and other institutional uses.
- m) Ensure microgeneration equipment is carefully sited to protect streetscene views and historic built fabric.

## **Maintaining Moss Lane's Greenery and Open Spaces**

To ensure that the soft character of the conservation area and its setting is both preserved and enhanced the Council will:

- a) Encourage the retention and improvement of both public and private green spaces and open land, including trees, hedgerows and grass verges.
- b) Discourage applications for development on existing areas of open land that have been defined as contributing to the character of the conservation area.
- c) Further protect trees, and groups of private trees, by creating additional Tree Preservation Orders where appropriate.
- d) Discourage development that adversely affects significant trees.
- e) Encourage the retention, or where necessary, replacement of street trees.

### **Protecting Moss Lane's Archaeology**

- a) Harrow Council recognises the archaeological importance of Pinner's conservation areas and their settings, and will help to protect these by continuing to consult with English Heritage to ensure the appropriate action or works such as surveys are carried out before development commences.
- b) Where appropriate, and in discussion with English Heritage, the existing Archaeological Priority Areas will be revised, and/or new Archaeological Priority Areas created, to safeguard Pinner's archaeological remains

### **Maintaining Moss Lane's Streetscene**

To ensure that the character of the streetscene is both preserved and enhanced, Harrow Council will:

- a) Refer to existing policy on tall structures where telecommunications equipment or wind turbines are proposed.
- b) Encourage the utility companies to install the minimum amount of new and replacement street furniture and to locate this sensitively in suitable locations.
- c) Encourage the retention, or reinstatement, of traditionally designed street furniture and materials, such as granite kerbs.
- d) Encourage street furniture to be well sited and designed. Redundant and unsightly street furniture, and signage, should be removed where opportunities occur.
- e) Encourage the retention of original floorscape materials. Wherever practicable, replacement floorscapes will be encouraged to be of traditional materials.



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<b>Albanian</b>	<b>Nëqoftëse gjuha Angleze nuk është gjuha juaj e parë, dhe keni nevojë për përkthimin e informatave të përmbajtura në këtë dokumentë, ju lutemi kontaktoni numërin dhënë.</b>
<b>Arabic</b>	إذا كانت الانجليزية ليست لغتك الأولى وتحتاج لترجمة معلومات هذه الوثيقة، الرجاء الاتصال على رقم
<b>Bengali</b>	যদি ইংরেজি আপনার মাতৃভাষা না হয় এবং আপনি যদি এই প্রচারণার তথ্যগুলোর অনুবাদ পেতে চান তাহলে যে টেলিফোন নম্বর দেওয়া আছে সেখানে দয়া করে যোগাযোগ করুন।
<b>Chinese</b>	如果你主要說用的語言不是英語而需要將這份文件的內容翻譯成中文，請打註明的電話號碼提出這個要求。
<b>Farsi</b>	اگر انگلیسی زبان اول شما نیست و شما نیاز به ترجمه اطلاعات موجود در این مدرک را دارید، لطفاً با شماره داده شده تماس بگیرید
<b>Gujarati</b>	જો ઈંગ્લિશ તમારી પ્રથમ ભાષા ન હોય અને આ દસ્તાવેજમાં રહેલ માહિતીનો તરજૂમો (ટ્રાન્સલેશન) તમને જોઈતો હોય તો કૃપા કરી જણાવેલ નંબર ઉપર ફોન કરો
<b>Hindi</b>	यदि आपको अंग्रेज़ी समझ नहीं आती और आपको इस दस्तावेज़ में दी गई जानकारी का अनुवाद हिन्दी में चाहिए तो कृपया दिए गए नंबर पर फोन करें।
<b>Panjabi</b>	ਜੇ ਤੁਹਾਨੂੰ ਅੰਗਰੇਜ਼ੀ ਸਮਝ ਨਹੀਂ ਆਉਂਦੀ ਤੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਵਿਚ ਦਿੱਤੀ ਗਈ ਜਾਣਕਾਰੀ ਦਾ ਤਰਜਮਾ ਪੰਜਾਬੀ ਵਿਚ ਚਾਹੀਦਾ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਦਿੱਤੇ ਗਏ ਨੰਬਰ ਤੇ ਫੋਨ ਕਰੋ।
<b>Somali</b>	Haddii Ingiriisku uusan ahayn afkaaga koowaad aadna u baahan tahay turjumidda xog ku jirta dokumentigan fadlan la xiriir lambarka lagu siiyey.
<b>Tamil</b>	ஆங்கிலம் உங்கள் தாய்மொழியாக இல்லாதிருந்து இப்பத்திரத்திலிருக்கும் தகவலின் மொழிபெயர்ப்பு உங்களுக்கு தேவைப்பட்டால் தயவுசெய்து தரப்பட்ட தொலைபேசி எண்ணில் தொடர்பு கொள்ளவும்.
<b>Urdu</b>	اگر انگریزی آپ کی مادری زبان نہیں ہے اور آپ کو اس دستاویز میں دی گئی معلومات کا اردو ترجمہ درکار ہے، تو براہ کرم دیئے گئے نمبر پر رابطہ کریں۔