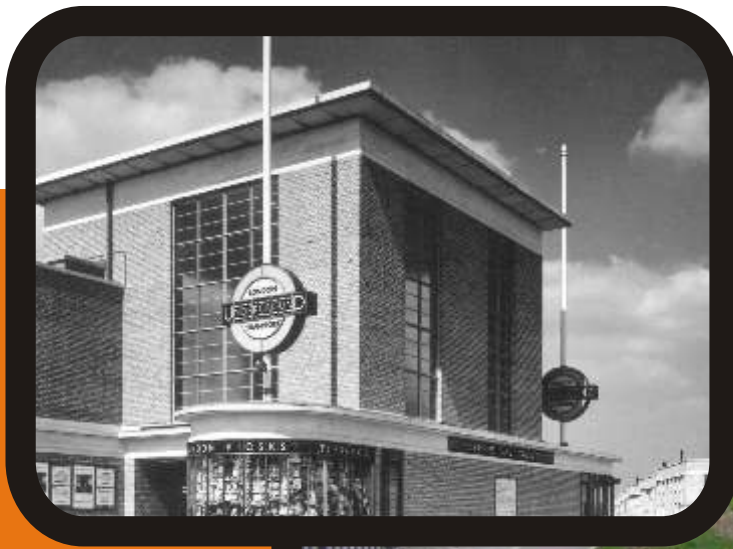


Conservation Area Appraisal and Management Strategy

Rayners Lane



Adopted December 2009

11. Rayners Lane Conservation Area Appraisal and Management Strategy	2
11.1 Introduction to the Conservation Area	2
11.1.1 Introduction	2
11.1.2 Planning Policy Context	3
11.1.3 Summary of Special Interest	4
11.1.4 Short History	4
11.1.5 Archaeology and Geology	5
11.2 The Character of the Conservation Area Today	5
11.2.1 Density of Development, Topography and Plan Form	5
11.2.2 Townscape Character	6
11.2.3 Key Views and Vistas	6
11.2.4 Architectural Qualities	7
11.2.5 Prevalent and Traditional Building Materials and Detailing	10
11.2.6 Streetscape	11
11.2.7 Green Spaces and Ecology	12
11.3 Summary of Rayners Lane Conservation Area	13
11.3.1 Summary and Main Assets	13
11.3.2 Problems, Pressures and Potential for Enhancement	13
11.3.3 Public Consultation	15
11.4 Rayners Lane Conservation Area Management Strategy	15
11.4.1 Purpose of the Strategy	15
11.4.2 Management Proposals	15
11.4.3 Monitoring and Support	16
11.4.4 Guidance	17

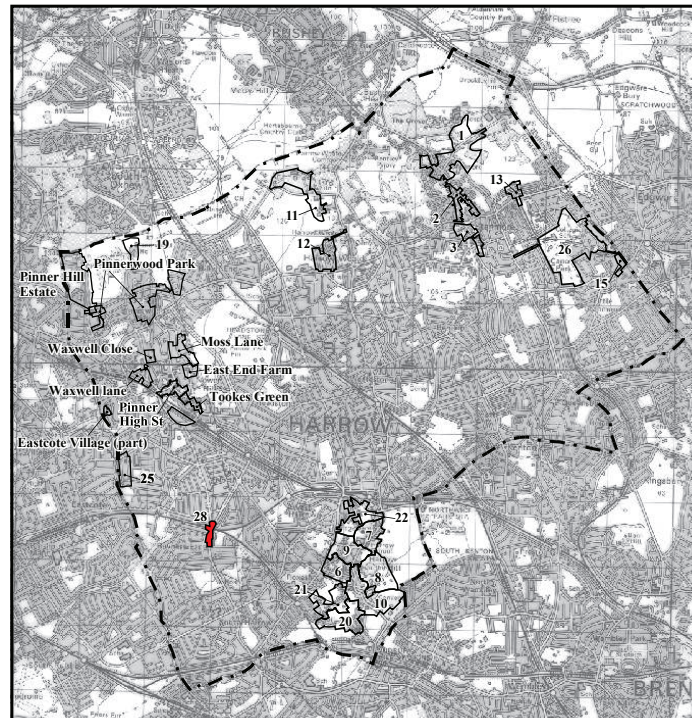
11 Rayners Lane Conservation Area Appraisal and Management Strategy

11.1 Introduction to the Conservation Area

11.1.1 Introduction

- 11.1** Rayner's Lane is an area of classic Metroland that developed around a Tube Station. The conservation area is of interest as it forms the centrepiece of a large 1930s residential development with fine groups of buildings in the Modernist and Art Deco style surrounded by a distinctive group of shops and flats in the house style of the developer.
- 11.2** Rayners Lane Conservation Area was designated in October 2002. It is situated in the centre of the Rayners Lane suburb, to the south of the underground station. The purpose of this appraisal is to provide a clear analysis of the architectural importance and character and appearance of the area, which will help form the basis for making sustainable decisions about the future of the area. The appraisal is linked to the Management Strategy for the conservation area, which identifies opportunities for enhancement along with guidance to protect the character of the area.

Streets included within the conservation area are: Alexandra Avenue (part of), Rayners Lane (part of)



- | | |
|---|---|
| 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 & Grimsdyke 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 11.1 Context. LBH LA.100019206.2007

11.1.2 Planning Policy Context

11.3 The conservation area was designated in 2003 and its boundaries have remained the same since this date.

11.4 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to determine those areas the environment of which are considered worthy of preservation and enhancement, and to declare these as Conservation Areas. Local authorities are further obliged to formulate guidance and proposals for the preservation and enhancement of those conservation areas, and to pay due regard to the views of the residents and public in the formulation of those guidance and proposals. These principles are reinforced by national planning policy guidance provided by Planning Policy Guidance Note 15 (Planning and the Historic Environment).

11.5 The purpose of this appraisal is to provide a 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 opportunity for enhancement along with guidance to protect the area's character.

11.6 This appraisal and management strategy forms part of the Pinner Conservation Areas SPD 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.

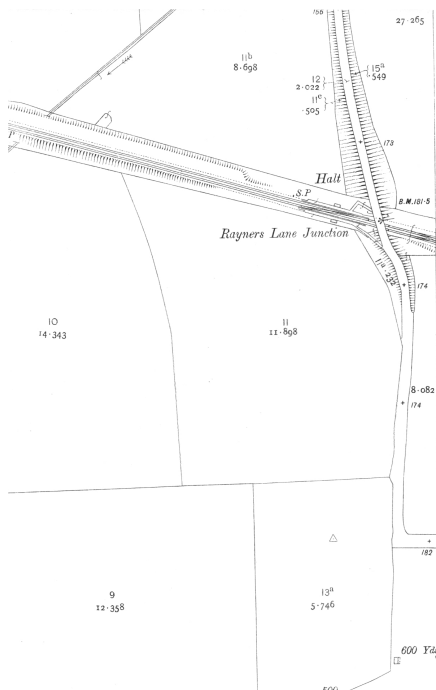
11.1.3 Summary of Special Interest

11.7 Rayner's Lane is an area of classic Metroland that developed around a Tube Station. The conservation area is of interest as it forms the centrepiece of a large 1930s residential development with fine groups of buildings in the Modernist and Art Deco style surrounded by a distinctive group of shops and flats in the house style of the developer.

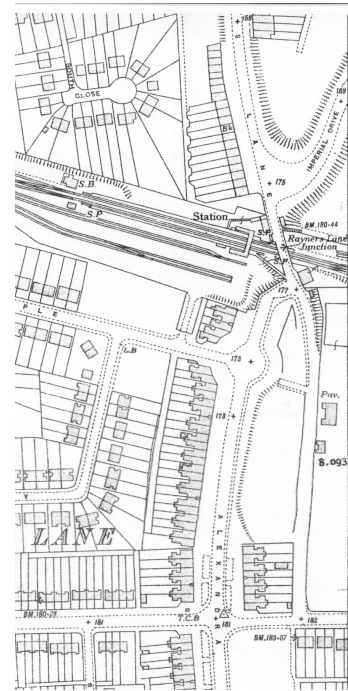
11.1.4 Short History

11.8 The Rayners Lane conservation area forms the centrepiece of a much larger residential suburb with which its development is inextricably linked. Until the building of the Metropolitan Railway Station in 1906 this was a rural area with a single farmstead, Rayners Lane Farm, to the north of the station at the junction of Rayners Lane and Farm Avenue. Rayners Lane itself is an ancient roadway which has linked Pinner and Roxeth since medieval times.

11.9 Despite the building of the station, the area initially remained completely undeveloped. However between 1929 and 1938 Rayners Lane was transformed into a modern suburb complete with all the latest amenities. This development was principally at the instigation of two companies, Metropolitan Railway Country Estates and T F Nash and Company. Metropolitan Railway Country Estates, a subsidiary of the Metropolitan Railway Company established to develop the land alongside the railway lines, built the more prestigious Harrow Garden Suburb to the north of the railway line. T F Nash occupied most of the land to the south of the station and concentrated on the mass production of cheaper housing. Nash employed up to 1000 workers on the project and temporary narrow gauge railway was laid to speed construction. Nash excelled in publicising and marketing the estate. By 1933 a temporary triumphal arch was erected at the north end of Alexandra Avenue as part of a major promotion. A garage providing courtesy cars to enable prospective buyers to view plots was also provided. This was a clever trick that disguised quite how far these houses were from the station. The initial phases of construction concentrated on the building of the terraced and semi-detached houses that form the bulk of the suburb and the smaller parades of shops around Village Way East and the lower part of Alexandra Avenue. The majority of these properties were completed by 1935. The buildings in the conservation area belong to a later phase of construction, between 1935 and 1938; blocks of flats lining the southern part of Alexandra Avenue were also constructed at this time.



Picture 11.2 Map of 1914. LBH
LA.100019206.2007



Picture 11.3 Map of
1935. LBH
LA.100019206.2007

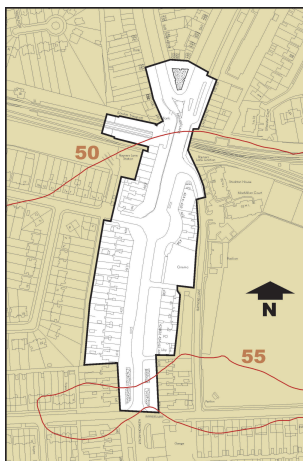
11.1.5 Archaeology and Geology

- 11.10** 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.

11.2 The Character of the Conservation Area Today

11.2.1 Density of Development, Topography and Plan Form

- 11.11** There is a linear plan form and terraced development comprising medium densities of development. Importantly there are good areas of public open space as pavements and grass islands to provide relief. Likewise there are open spaces to the rear of properties helping to create the medium densities of development. The Underground Station is at the highest point in the conservation area, atop the railway bridge, and this higher level reinforces its role as a pivotal building in the conservation area.



Picture 11.4
Topography. LBH
LA.1000.19206.2007



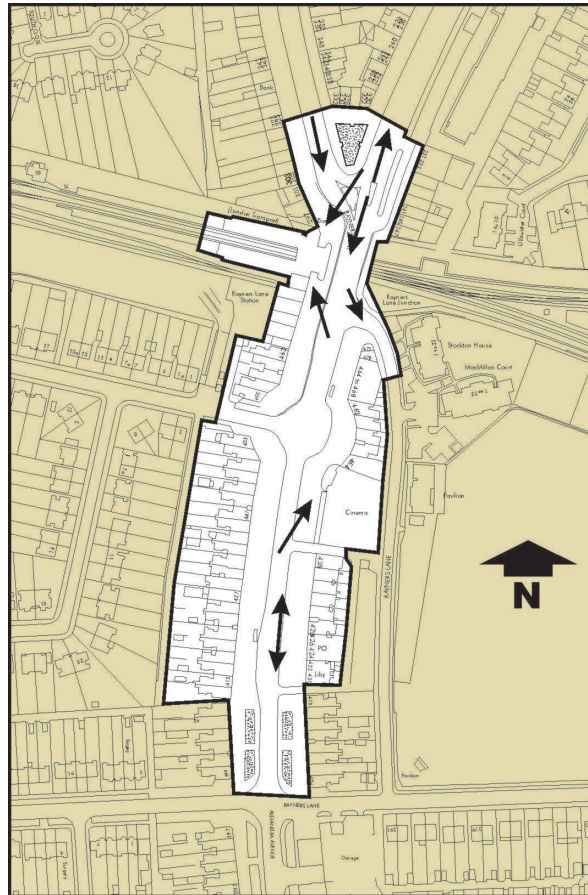
Picture 11.5 Commercial uses are typical on the ground floors and residential flats above

11.2.2 Townscape Character

- 11.12** The conservation area's two principal uses are commercial (shops, restaurants etc) on the ground floor and residential flats above, although the former Cinema is in religious use. The character of the area is in large part derived from its role as a district shopping centre and the hustle and bustle associated with this and the station. It is key that these uses are retained. The residential flats above are also important in providing surveillance to the streets below.

11.2.3 Key Views and Vistas

- 11.13** The key views are identified on the map below and comprise views up and down Alexandra Avenue and to the landmark buildings within the area.



Picture 11.6 Key views. LBH
LA.100019206.2007

11.2.4 Architectural Qualities

Listed buildings within the conservation area are:

Former Grosvenor Cinema (Grade II*) & Rayners Lane London Underground Station (Grade II)

Locally listed buildings within the conservation area are:

464 to 472 (even) Alexandra Avenue



Picture 11.7 Former Ace Cinema



Picture 11.8 Rayners Lane Station



Picture 11.9 468-472 Alexandra Ave

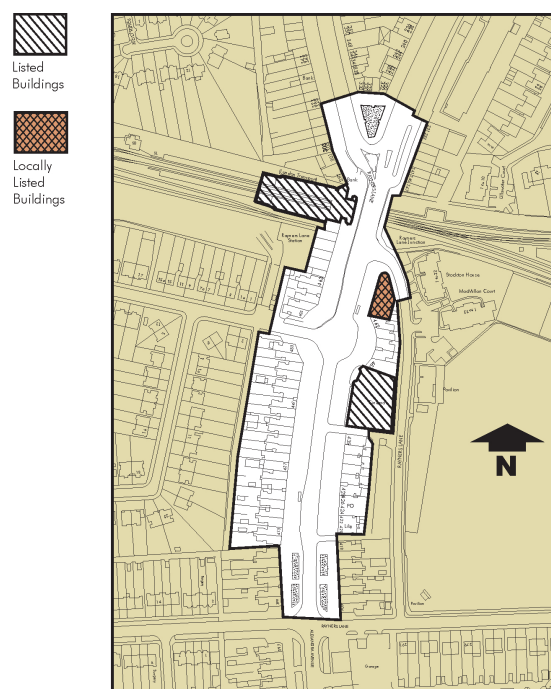


Picture 11.10 455-463 Alexandra Ave

11.14 The most striking buildings in the conservation area are the London Underground Station, the former ACE cinema (now the Zoroastrian Centre) and the shops at 468-472 Alexandra Avenue. Each building has a very individual character and represents fine examples of the 'International' and 'Art Deco' strands of inter-war modernist architecture. Despite their differing styles all are related by their use of dramatic outlines constructed by the bold massing of simple shapes, and pierced by large windows, a technique made possible by the use of modern materials such as concrete and steel framed windows. All also employ simple yet effective brickwork details to enliven window surrounds, and white render to present a bright and modern finish. This use of similar materials enables these buildings to complement each other by creating a visual unity that overrides the differences in individual building styles.

11.15 The former ACE Cinema, designed in 1936 by F E Bromige represents the best in Art Deco design with a bold triple bowed frontage with a very wide central projection within which rise full height concave and convex steel framed windows. A stylised elephant's trunk with a curved 'head' projecting above the bowed parapet rises upwards from the entrance canopy.

- 11.16** The Underground Station, built in 1938 to the designs of Charles Holden and Reginald Uren in the modernist 'International Style' is less exuberant but equally bold. Walls are of muted grey brickwork and a flat roofed double height entrance lobby lit by vast steel framed windows set on the bridge spanning the tracks flanked by single storey kiosks with curved fronts. It is also distinguished by exceptionally well preserved signage and station furniture.
- 11.17** The same boldness is found on a smaller scale in 468-472 Alexandra Avenue, built by R C White-Cooper and S R Turner in 1937, also in the 'International Style'. Simple cylindrical and square masses covered in a bright white render are enlivened by continuous runs of windows that give the illusion that the top of the tower is floating in mid-air.
- 11.18** The surrounding buildings (numbers 454-462, 420-438, 455-463 and 411-453 Alexandra Avenue) are formed of four distinct blocks of shops with flats above. These are less dramatic but well designed and well detailed, resulting in fine buildings in themselves that enhance the setting of the listed buildings. All are the work of a single architect, H J Mark and were built between 1934 and 1936. His architecture uses traditional building materials and detailing. Since his work is so prevalent it is described in more detail within section 11.2.5.
- 11.19** Numbers 454-462 Alexandra Avenue, an attractive three storey block constructed in 1936, is of particular merit. This building is enlivened by an interesting façade consisting of a tiered frontage leading to a recessed central tower with arched openings. Shop fronts were originally a very important part of the design of the buildings. The shop fronts tended to be simple with a narrow painted fascia above the shop, large plate glass windows in timber frames and a canvas roller blind. The shops were usually divided by pilasters with stone brackets at the top. Some of the original shop fronts do survive although sadly the majority have now been replaced.



Picture 11.11 Listed and Locally Listed Buildings. LBH LA.100019206.2007



Picture 11.12 454-462 Alexandra Ave



Picture 11.13
Traditional sized
fascia and canopy
blind



Picture 11.14 Simple traditional
shopfronts with narrow fascias

11.2.5 Prevalent and Traditional Building Materials and Detailing

11.20 HJ Mark was a prolific architect in this conservation area area and was also responsible for much of Eastcote town centre, which features similar detailing. Mark's style was distinctive, using brown brick with contrasting white render capped with steeply pitched brown tiled roofs. The buildings feature complex rooflines with gabled end wings and hipped dormers, prominent doorways leading to the upper floor flats, featuring semicircular arched openings capped with gabled roofs, and an iron balcony at first floor level above the shop with steel railings. Particular care was taken over the design details. Red brick dressings surround door and window openings, while pilasters surrounding doors and separating shops feature rusticated quoining and are capped with stone brackets or a decorative brick crocketed pinnacle. Decorative brick designs were also set into gables. The original windows were all of the steel Crittall type and doors are panelled with a single glass light. Originally this light and the adjacent windows featured leaded lights with a stained glass heart shaped design.



Picture 11.15 Brown brick and contrasting white render



Picture 11.16 Decorative entrance ways

11.2.6 Streetscape

11.21 As originally planned, the streetscape in the centre of Rayners Lane gave the area a spacious and modern feel that complemented the surrounding buildings. Alexandra Avenue was conceived as an impressive boulevard lined with wide concrete pavements edged with granite kerbs and enhanced by ornamental trees planted along the western side. At the junctions of Alexandra Avenue with Warden Avenue and Imperial Drive, grass verges surrounded by concrete posts and post and chain fencing provided a welcome splash of greenery and an important streetscape feature. Street furniture was simple and included rather fine lampposts with a large circular globe sitting directly on top of the post. These were replaced in the 1960s by a futuristic concrete design with a curved top and a circular suspended shade. Other notable features include the fine signage around the Underground Station and a set of railings on the east side of the bridge over the tube line.

11.22 Despite many changes, the original street layout survives, including the site of the verges, which have now been converted into raised beds, and the posts of the original post and chain fences. The use of zebra crossings rather than pelican crossings, contributes positively to the character of the area by reducing the number of traffic lights. The retention of the Belisha Beacons is also to be encouraged. These items, which are now becoming rare in Harrow, were first introduced shortly after the area was developed and are characteristic of historic 'Metroland' streetscapes. More recent streetscape clutter is beginning to detract from the area's intended simplicity.



Picture 11.17 Spacious streetscene



Picture 11.18 Tree lined pavement



Picture 11.19 Important greenery



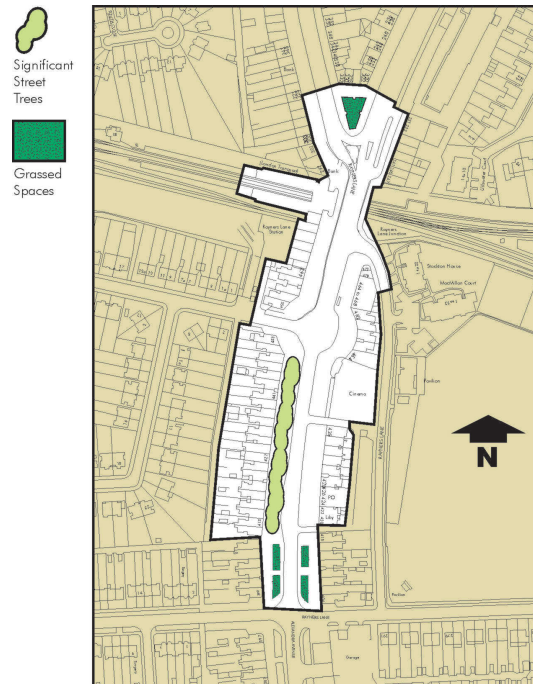
Picture 11.20 Belisha Beacons should be retained where possible

11.2.7 Green Spaces and Ecology

- 11.23** There is a good row of street trees outside numbers 411 to 453 Alexandra Avenue. There is also a good grassed island at the very north of the conservation area at the junction with Imperial Drive and Rayners Lane some good grass islands at the very south outside numbers 404 to 416 (even) Alexandra Avenue and numbers 399 to 419 (odd).
- 11.24** 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 served in the area (under Section 197 and 199 of the Town and Country Planning Act 1990). Further Tree Preservation Orders 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 11.21 Grass islands provide welcome relief



Picture 11.22 Open spaces. LBH LA.100019206.2007

11.3 Summary of Rayners Lane Conservation Area

11.3.1 Summary and Main Assets

- 11.25** The general condition of the area is good, though maintenance levels could be improved. The main assets include the high quality architecture including two landmark listed buildings The Rayners Lane Cinema, now Zoroastrian Centre and the Rayners Lane station. Attractive grass islands are also key.

11.3.2 Problems, Pressures and Potential for Enhancement

- 11.26** 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 and Opportunity for Enhancement:	Address:	Description:
Shop fronts	Throughout	With the exception of number 472 Alexandra Avenue, all the original shop fronts in the conservation area have been replaced with modern examples. Many of these are of an unsympathetic

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
		design with large fascias, overly large signage - much of which is illuminated - that does not respect the scale or detailing of the building that it forms part of. Some buildings have had their shop fronts completely rebuilt, enlarged and clad in tiles, much to the detriment of the structure behind. Numbers 453 and 424-426 Alexandra Avenue have suffered particularly badly in this respect.
Inappropriate small scale alterations to residential flats	Throughout	In recent years many of the original doors and windows have been replaced in uPVC, much to the detriment of the buildings. Clay tile roofs have also been replaced with concrete tiles which lack the interest, colour, texture and profile of the original clay tiles.
Patchy pavement surfaces	Throughout	The fitting of different coloured concrete pavers, asphalt patching and the introduction of the green cycle lane, has broken up the uniformity of pavements.
Too much street clutter	Throughout	Guard rails, unnecessary road signage, numerous telephone kiosks and standard steel lampposts create a cluttered and chaotic appearance at odds with the original intended simplicity of the street and the form of the buildings.
Pressure for more non-shop uses (takeaways /restaurants)	Throughout	The vibrancy of the conservation area relies on keeping a proportion of shop uses although there is always pressure for these uses to change.
Post war buildings (1959)	465-475 Alexandra Avenue	These structures are unremarkable architecturally and currently have a neutral impact on the character of the area. However, their prominent position in terms of townscape, situated close to the listed buildings in the conservation area, means that alterations and development on this site must be sensitively handled.
External flues	Rear of Alexandra Avenue	Due to the food and drink outlets on Alexandra Avenue there is pressure for external flues and additional accommodation at the rear. These service areas are often forgotten and as a result can become cluttered with extensions.
Air conditioning units	Throughout	Air conditioning units can be very visually obtrusive, particularly where they are poorly sited and visible from the streetscene.

11.3.3 Public Consultation

- 11.27** 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.

11.4 Rayners Lane Conservation Area Management Strategy

11.4.1 Purpose of the Strategy

- 11.28** 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 and controls 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 identified in the previous section.
- 11.29** 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 3 years.

11.4.2 Management Proposals

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

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
Shop fronts	Throughout	Encourage traditional designs with smaller fascias and refuse applications for illuminated signs.
Inappropriate small scale alterations to residential flats	Throughout	Alterations to flats require planning permission. Ensure alterations respect the scale and detailing of properties. Refer unauthorised works to enforcement. Ensure any minor works match the existing as closely as possible. Encourage the reinstatement of original features.

Pressures, Issues and Opportunity for Enhancement:	Address:	Description:
Patchy pavement surfaces	Throughout	Originally the area would have been large concrete slabs laid in stagger bond. This style is gradually being reintroduced in suburban centres because it is easier to mechanically clean, so it is envisaged that in time the entire area should revert back to the original form.
Too much street clutter	Throughout	Conservation Team to undertake street audit in liaison with Highways Department to identify ways of reducing street furniture.
Pressure for more non-shop uses (takeaways /restaurants)	Throughout	Resist applications for the change of use of shops. Refer to Harrow UDP policies EM16 and EM17 during any such applications.
Post war buildings (1959)	465-475 Alexandra Avenue	Ensure the impact of any alterations on the character of the adjacent listed buildings is considered and that such alterations do not detract from the setting of these listed buildings or the character of the conservation area.
External flues	Rear of Alexandra Avenue	There is opportunity for both areas to be enhanced through the reconfiguration of numerous small scale accretions or through the removal of unused flues. When an application for planning permission is submitted therefore, every opportunity should be taken to ensure that enhancements are made wherever possible, this includes insisting on good design even although the development would not be seen from many aspects.
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.

11.4.3 Monitoring and Support

- 11.31** Relevant parties can contribute to the preservation and enhancement of the conservation area. These include: local residents, property owners, and national societies such as the 20th century society as well as local societies such as Pinner Local History Society and the Pinner Association. They should be involved in all stages of devising ideas for management and enhancement of the area.
- 11.32** 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 would be completed by private owners. For 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, for example, the Heritage Lottery Fund through its Townscape Heritage Initiative. There may also be scope for securing planning gain funds towards improvements to the public realm such as to restore the fountain.

- 11.33** 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.

11.4.4 Guidance

Maintaining Rayners Lane Conservation Area'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:

- a) 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.
- b) 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.
- c) Not entail side extensions that significantly reduce the gap between buildings or diminish the architectural balance or detailing of the main building.
- d) Respect and harmonise with existing buildings in terms of design, siting, detailing, scale and materials.
- e) Avoid impeding views between buildings or into areas of open space.
- f) Retain original design features (as identified within the character appraisal, such as steel and timber framed windows, windows with leaded lights with a stained glass heart shaped design, white render, tiered frontage, cylindrical and square masses, large plate glass windows in timber frames, canvas roller blind, pilasters with stone brackets above, brown brick and contrasting white render, central towers, tile creasing, red brick dressings, quoins, brick crocketed pinnacle) and where replacement is necessary, the architectural detailing should closely match that of the original. Replacement features constructed of non-traditional materials will be resisted.
- g) Not involve the painting of unpainted brick surfaces
- h) Ensure material alterations to buildings protect the appearance of elevations that face onto a highway, including alterations to chimneys and rooflines. Discourage dormers and rooflights on front and side roofs.
- i) Retain visually important boundary treatments which are a characteristic of Pinner's conservation areas. Replacement walls should replicate originals and re-use materials where possible.

- j) Not entail the positioning of satellite dishes and aerials in prominent positions
- k) Discourage change of use to flats and other institutional uses.
- l) Ensure microgeneration equipment is carefully sited to protect the streetscene views and where built fabric would be least disturbed.

Maintaining Rayners Lane Conservation Area'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 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 TPOs where appropriate.
- d) Discourage development that adversely affects significant trees.
- e) Seek to retain, or where necessary, replace street trees.

Protecting Rayners Lane Conservation Area'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 Rayners Lane Conservation Area'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.

d) Encourage street furniture to be well sited and designed, and for redundant and unsightly street furniture and signage to be removed where opportunities occur.

e) Encourage the retention of original floorscape materials, such as granite kerbs, will be encouraged. Wherever practicable, replacement floorscapes should be of appropriate traditional materials.

For a large print version of this document, or a summary of this document in your language, please contact the Planning Department on 020 8736 6069

Albanian	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.
Arabic	إذا كانت الانجليزية ليست لغتك الاولى وتحتاج لترجمة معلومات هذه الوثيقة، الرجاء الاتصال على رقم
Bengali	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।
Chinese	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。
Farsi	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
Gujarati	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
Hindi	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।
Panjabi	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।
Somali	Haddii Ingiriisku uusan ahayn afkaaga koowaad aadna u baahan tahay turjumidda xog ku jirta dokumentigan fadlan la xiriir lambarka lagu siiyey.
Tamil	ஆங்கிலம் உங்கள் தாய்மொழியாக இல்லாதிருந்து இப்பத்திரத்திலிருக்கும் தகவலின் மொழிபெயர்ப்பு உங்களுக்கு தேவைப்பட்டால் தயவுசெய்து தரப்பட்ட தொலைபேசி எண்ணில் தொடர்பு கொள்ளவும்.
Urdu	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۔