

APPENDIX 1 – Draft Sudbury Hill Conservation Area Character Appraisal

PART ONE: THE CONTEXT

1. Definition of special interest

Sudbury Hill Conservation Area forms the main approach to the Hill from the south and, at 77 acres (31 hectares), it is the largest conservation area in Harrow on the Hill. It is largely characterised by prominent detached and largely unchanged Victorian villas of great charm and character. Buildings form both individual landmarks and cohesive groups. As a mark of this architectural and historic distinctiveness, there are 7 statutory listed buildings and many more locally listed properties. Residential use dominates, usually as single-family dwelling houses. A small proportion of larger buildings are used for long-established health and educational purposes. There is a largely ribbon like plan form following the spine route of Sudbury Hill and London Road. This, combined with the winding nature of the roads, changes in gradient and dense vegetation, creates key internal views and an interesting and varied townscape. There are also key long distance and panoramic views due to the elevated land and detached nature of the properties to the north, and the more dispersed plan form and open land to the south.

2. Planning Policy Context

2.1 The conservation area was designated in 1969 under the 1967 Civic Amenities Act. This status means it is considered an area of ‘special historic or architectural interest, the character or appearance of which it is desirable to preserve or enhance’. The conservation area was extended to include the eastern grounds of Chasewood Park and Clementine Churchill Hospital and its eastern grounds in 1992 as they were considered to be of significant landscape value. This boundary remains today. The current and original 1969 boundary are illustrated in the map below (to be provided).

Map to Show Changes to the Conservation Area Boundary Over Time – to be provided before public consultation

2.2 Designation of a conservation area puts a duty on the local authority to assess the special interest of a conservation area and to develop management and enhancement proposals. So, this Conservation Area Appraisal (C.A.A.) evaluates the special character of the area and sets out opportunities for preservation and enhancement. This provides the basis for making sustainable decisions about its future through the development of management proposals. These are contained in the linked document ‘Sudbury Hill Management Strategy’. Both the Conservation Area Appraisal and Management Strategy create a more up to date version of the existing Sudbury Hill policy statement adopted in 1994. Much of the information, ideas and policies from the 1994 document have been carried forward and developed in line with current English Heritage guidance.

2.3 This appraisal and management strategy are set within the broader context of conservation area policy guidance for Harrow contained within the Harrow Unitary Development Plan, the emerging Local Development Framework and the forthcoming Harrow on the Hill Conservation Areas Supplementary Planning Document which will accompany all Harrow on the Hill Conservation Area Appraisals. The documents are also set within national policy guidance provided by Planning Policy Guidance Note 15 and the Planning (Listed Building and Conservation Area) Act 1990. 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 little or no interest.

3. Location and Context

The Sudbury Hill Conservation Area is situated on the southern slopes of Harrow on the Hill. It spreads southwards from Harrow Park following the spine route of London Road and Sudbury Hill. It mainly includes properties on either side of these roads and also properties along offshoots such as Mount Park Avenue and South Hill Avenue. The area is bounded to the north by the Harrow on the Hill Village Conservation Area which is characterised by the High Street and a high density town centre feel. To the west it is bounded by Roxeth Hill that has Arts & Crafts style properties in varying densities. Mount Park Estate and South Hill Avenue Conservation Areas are also to the west and are characterised by quieter, more secluded and low density residential development. To the east lies the Harrow Park Conservation Area which is characterised by the open grounds of the golf club and the very low density of development. The conservation area is therefore quite distinct in character from surrounding areas.

Map to Show Sudbury Hill Conservation Area in Relation to All Harrow on the Hill Conservation Areas – to be provided before public consultation

4. Historical Development

To understand an area's character today it is important to consider its history. Considering associations of properties and sites, the development of Sudbury Hill conservation area can be traced to the 8th century AD. The present layout and buildings though can be directly traced from the 18th century. This is illustrated by the urban morphology maps and the historical development map (to be provided shortly). From the latter it can be seen that early development was concentrated along the main spine route in a ribbon-like fashion with a few buildings on backland areas. There was an accelerated phase of development in the late 19th century and again in the twentieth century as the main spine route reached saturation point, meaning new roads were built behind, creating cul-de-sacs.

4.1 Early History and Medieval Period

Records indicate that the wider Harrow on the Hill area in the 8th century AD belonged to the Saxon Kings of Mercia and it is probable that continuous settlement dates from this time. The area was attractive for early settlement due to its well water, good drainage and military advantages due to the height of the land. Development in the area was largely limited, dispersed and piecemeal up until Victorian times creating a rural aspect. The urban morphology map from Issac Messeder 1759 illustrates this, and annotates key examples of developments at this time that have influenced the present layout. It is clear that the main spine route of London Road and Sudbury Hill and the offshoot of Roxeth Hill had been laid out by this date.

Labels for Urban Morphology Map 1759 – map to be provided before public consultation

- 1) Flambards Manor was located on the site of the present flats at numbers **21-41 London Road** (south side of the junction of Roxeth Hill and London road). – This was one of the most important early 14th century freehold estates. Elements of this survived until 1885. This estate was subdivided in the 19th century help create the ribbon like development evident today (see paragraph 4.6).
- 2) Site of the Hermitage – This is one of the oldest inhabited sites on this side of the Hill. It is mentioned regularly in Manor Rolls from 1529 and buildings of one form or another are shown from the 18th century onwards.
- 3) Site of Elizabethan watchtower – Illustrating the attractiveness of the land for military purposes a beacon tower was created in the 16th century. This was one of a series of beacons reaching to the coast to be lit should the Armada from Spain appear in the Channel. It was demolished in 1968 but its footings are still apparent today.

4.2 The present layout of the conservation area land was also influenced by the 14th century 'Shooting Butts' (archery butts). These are mentioned as early as 1392 in the Manorial roll, and described as a grassy slope with seats set out like an amphitheatre. The present 1960s **Edward Court** was named in memory of the former use of this site. It retains that sense of openness of the once large grassy site. This is important on the corner site. Tradition has it that several cottages were built in Tudor times for the keeper of the Butts, the remains of which were incorporated into the 17th century **Toll Gate Cottage** on the north-east of London Road shown in the historical development map.

4.3 19th and early 20th century

The 19th and early 20th centuries were a time of major change, when much of the development within the conservation area that we see today was mapped out. A key driver of this was land enclosure. The common field system on the lower slopes of the hill lasted well into the sixteenth century, but land had been gradually enclosed with many Enclosure Bills from 1700 – 1800. The Enclosure Award of 1817 brought most of the remaining open land into private ownership, and opening it up to development. Therefore by 1852 many plots of land on the east side of **Sudbury Hill** had been divided, and some already built upon. By 1864 a large number of Victorian villas had been built in the area, especially on the east side of Sudbury Hill. This enclosure also created the ribbon like pattern of development as it followed the existing main spine route evident in the earlier 1759 urban morphology map.

4.4 Residential development continued on the Hill, with many Victorian families relocating to the area. This was largely due to the increasingly prestigious status of the Hill as it had a reputation for clean air and the increasingly famous Harrow School.

4.5 This development pressure also resulted in the subdivision of larger estates. Returning to **Flambards Estate**, this was passed in 1825 to Major General Alexander MacGregor the then owner of Harrow Park. He employed Decimus Burton to build Gothic Villas, which were built around 1830-1840 and are now known as numbers **7-17 London Road**, on part of the estate. Rev. W.W. Pheips, a master at Harrow School, bought and later divided the **Flambards Estate** in 1831 forming ribbon like development. Parts of the divided estates formed the plots of many properties now lining the west side of **London Road** and **Sudbury Hill**.

4.6 More residential development had taken place by 1895, both on the subdivided plots of larger houses, and around new roads such as **Mount Park Avenue** and **South Hill Avenue**. This helped change the area from the rural aspect to the ribbon development along the main road identified by the historic OS map

Labels for Urban Morphology Map 1895 – map to be provided before public consultation

LABEL ON MAP The **Toll Gate Cottage** can be dated to around the 17th century. Its name though relates to the 19th century and the setting up of turnpike trusts with toll gates barring the roads at this time. Previously roads that existed were kept by statute labour with everybody being liable. It appears that the **Toll Gate Cottage** owes its name entirely to the fact that the last tollkeeper's daughter happened to live there.

LABEL ON MAP As an aside it is interesting to note that an ice house was found in 1979 in the rear garden of **Little Court**, built in 1897 on this site. It appears that the ice house was probably constructed for Flambards House, using ice from the serpentine lake within the parkland grounds. An ice house illustrates the high status of Flambards House.

4.7 Alongside these residential developments came more institutional buildings. The development of St. Dominic's School and associated buildings is one example and can be traced to the development of The Mount. **The Mount** (now known as **Bydell House**) is located on the south side of Mount Park Avenue. It was built by Samuel Hoare between 1807 and 1817 as the mansion at the heart of his estate, the Mount Park Estate. Also as part of his estate **Mount Lodge**, to the north of **the Mount**, was built in the second half of the nineteenth century. Before enclosure Samuel Hoare owned large areas of land west of Sudbury Hill stretching southwards to where South Hill Avenue now lies. In 1858 he put 133 acres of land up for sale. An area of land including **Mount** and **Mount Lodge** was purchased by nuns of the Third Order of St. Dominic. They moved there in 1878 and opened a girl's boarding school. **Annstrongs** on **Sudbury Hill** was also part of the convent, probably used as a coach house, originally called **St. Dominic's Lodge**. In 1921 the **chapel** on Mount Park Avenue was opened by Cardinal Boume and in 1935 the new school building was built. Today the site is still occupied as a school: **St. Dominic's Sixth Form College**. However, **The Mount** was subsequently rebuilt and renamed **Bydell House**.

4.8 The regency style **Bowden House** (formerly Sudbury Hill House) dates to 1820. It became a school in 1890, a nursing home in 1911, and later a sanatorium. It therefore continued the trend for institutional development. Unfortunately this property was gutted by fire in 1980 meaning it has since been rebuilt and forms part of this health clinic on this site.

4.9 Mid to Late 20th Century

Development pressure continued over this period but there was a lower availability of land by this time. This has led to more medium rather than low densities of ribbon development along the main spine route and offshoot roads and a more dispersed plan form evident in the urban morphology map from 1990. This is because development had to concentrate on redeveloping existing sites, usually at slightly higher densities than at present, mainly in the form of large flat blocks located on the sites of larger older houses, since demolished. Examples include **Edward Court** (site of The Butts), **Wendela Court** (site of Wendela House), and **Gooden Court** (site of Gooden House). Also, this includes **Chasewood Park** residential flat development that was built on the site of the Sudbury Grove Estate. The chapel from the earlier convent of 1897-8 on this site was retained and incorporated within the development. To the south of the original site the **Clementine Churchill Hospital** was opened in 1980. Again this responded to the higher residential use in the area.

4.10 Adding to these slightly higher densities than previously there have been householder extensions and alterations characteristic of any residential area. Furthermore, the increasing demand has meant large back land garden areas have been developed where access has been possible. This includes **High Brow** and **Syon** both on London Road. At present the impact of these extensions and backland developments has meant the low to medium densities have not been exceeded and surrounding open land, particularly to the south, has been retained. Any future such development should ensure this remains the case to not detract from the special character of the area.

Urban morphology map 1990 - to be provided before public consultation

5. Archaeology and Geology

An archaeological priority area covers a small area at the north of the Sudbury Hill conservation area. This is illustrated on the 'Historical Development' map. Archaeology and geology for this conservation area, and the wider Harrow on the Hill area, are considered in the linked document entitled 'Harrow on the Hill Supplementary Planning Document'.

PART TWO: THE CHARACTER OF THE CONSERVATION AREA TODAY

6. Density of Development, Topography and Plan Form

The Sudbury Hill Conservation Area has a medium to low density of development. Medium density can be found largely along London Road, whilst low density is more common on the offshoots, away from the main spine route and to the southern end. The northern part of the main spine route runs along the uppermost contour in this conservation area 350 feet above mean sea level. Otherwise land is more sloping. Development follows these changes in gradient creating stepped building lines. This is apparent along Sudbury Hill for instance as it drops by 75 feet to 275 feet above mean sea level. Similarly offshoots are generally steeply sloping away from the main route, particularly those towards the north. The steep slopes create key long distance and panoramic views out of the conservation area. The form is dictated to a great extent by the spine route of London Road and Sudbury Hill as properties are set in a ribbon-like pattern along these roads, providing a linear focus. Development follows the offshoot roads in a similar way. However, towards the southern and more low lying end, and away from the main route there is more dispersed plan form as there are areas of more secluded development either as a small group of larger buildings, or a greater number of smaller buildings. Also, although the main spine route largely follows a south-easterly direction, the route is winding which, combined with the changes in gradient and the offshoot routes, helps create an interesting and varied townscape.

7. Townscape Character Areas

7.1 Overview

The townscape varies from an informal, almost semi-rural character to a more formal urban character from one location to another. The former is created by: the rich greenery and areas of open land, particularly to the south; the set back, detached or semi-detached nature of the properties; and the way land is often steeply sloping along offshoot roads. These features break up the townscape, occasionally by providing long distance and panoramic views. Driveways and forecourts to properties contribute here by being largely of soft materials, such as shingle or gravel. Where harder materials are used this is balanced with softer landscaping. Adding to the semi-rural theme an intimate and secluded feel is created in parts by: the length and height of roadside walls; the ribbon-like plan form; areas of grass, including grass verges, dense planting, hedges, trees, and important tree groups (particularly to the south and along offshoot roads such as Mount Park Avenue) that create key internal views. In places though the enclosed feel this creates contributes to a more urban character. This character is reinforced by: the width of the road; the wide pavements; the tall heritage style lampposts; and heavy traffic along the main spine route. Also, whilst offshoots mainly become quiet, secluded lanes, Roxeth Hill becomes more urban as it approaches the lower lying areas. The varied character is reinforced by, and provides the setting for, the rich architecture of buildings and strong building forms ranging from 2 to 6 stories, and following the roads' sloping gradient and changes in direction. There is continuity of character in the modern developments though as they are unobtrusive, often partly concealed, either by being set back, well screened and or set down due to the gradient of the land which helps them to blend in.

7.2 The conservation area can be subdivided into four character areas. However, it is important to note that the boundaries are not definitive.



7.3 Upper Level of Spine Route - London Road

London Road follows the gently sloping ridge of the Hill providing the link between the historic village core and Sudbury Hill that descends to the south. There is an urban character due to the busy main road and relatively tall buildings, often three stories, on either side. It still feels a part of the Harrow on the Hill village centre. Also, the junction with Roxeth Hill dominates here. Importantly though a more spacious and less built up feel is provided by the high level of planting and an awareness of the elevation due to the steeply sloping land westwards down Roxeth Hill, providing views to the skyline. Similarly, a more open green character is present as there are occasional verges and buildings are set back behind hedges and planting. Indeed, the townscape opens considerably on the east side where a small cul-de-sac accesses 27 to 41 London Road, which are maisonettes set back from the road.

7.4 Lower Level of Spine Route - Sudbury Hill

There is a more lively and varied character to this sub-area than the previous since Sudbury Hill follows the slope of the Hill down towards Sudbury and Greenford, changing direction slowly at first, and then more dramatically. Indeed, the sweep and change in direction is emphasised by the vertical emphasis of the buildings (up to 5 stories), roadside walls, and density of trees which line it. These factors create a sense of enclosure, limiting most views to the immediate street scene. This means there is a segmented feel to the road. Adding to this sense of enclosure, towards the mid section of the road many buildings on the east side are elevated to some degree with a green backdrop of dense tree planting. Adding a dramatic contrast to the sheltered character though there are occasional long distance views both to the south and the west, often at junctions with other roads, or gaps in the streetside greenery and buildings.

Similarly, towards the sharp bend in Sudbury Hill, the attractive staggering and grouping of properties serves to deflect the view, providing interesting townscape.

7.5 Adding to the sense of variety, the gradient of Sudbury Hill slopes to the west just south of the junction with South Hill Avenue, and to the east along the boundary of Clementine Churchill Hospital, which helps development either side in these places to appear less dominant. The southern end of the road, although still busy with traffic, takes on an almost semi-rural character, with large areas of open space to both sides glimpsed behind roadside planting, grass verges and walls. In many places the spaces between and around these buildings are particularly important in both providing settings for buildings and breaks and contrasts within the townscape. Despite the diversity, there are attractive and cohesive groupings of villas, especially on the east side of the road to the north, as well as more individual properties, which catch the eye with their strong forms and intricacy of detailing.

7.6 Steep Junctions - South Hill Avenue and Roxeth Hill

These junctions have a dramatic character due to their width and as the land falls away steeply westwards, whilst the main spine route of London Road and Sudbury Hill continues to descend southwards. This character is emphasised at South Hill Avenue as the prominent, two storey Gooden Cottage stands at the peak thereby highlighting the changes in levels.

7.7 A softer more semi-rural feel is created at these junctions compared to the more urban environment further north, as there is particularly dense public and private planting along the roadside in grass strips; central islands; trees; and hedges. This greenery frames long distance views to the horizon created by the steep gradient, although these views are more limited for the winding South Hill Road. The semi-rural feel is particularly strong at the junction of South Hill Avenue as there is a landscaped area of public green space to the west of the entrance way where hedges, trees, and a raised grass lawn provide a setting for benches. As the roads descend the high level of greenery and therefore rural character is maintained, except on the east side of South Hill Avenue where there is a more medium density of greenery.

7.8 These roads are characterised by a few prominent, decorative historical buildings. The more modern developments around allow these historical properties and greenery to dominate, as they are unobtrusive by being often: set back, well screened with greenery, only ever fronting the road on one side, if at all, and relatively low lying if near to the main road.

7.9 Intimate Semi-Rural Offshoots

The other offshoots from the main spinal route are characterised by more intimate, semi-rural characteristics. This is most strongly the case for Green Lane and Julian Hill (only the entranceway of the latter is within the conservation area). For the former (which runs off the junction with Sudbury Hill and South Hill Avenue), this is due to it being a narrow sloping walkway, notably absent of properties and continuously lined with dense public and private planting that creates a tunnel of greenery. Whilst the rear of properties along South Hill Avenue, Leabank Close and Harrow Field Gardens are vaguely visible through this, they do not detract from the dominant semi-rural character as they are set back, do not face the walkway and have unobtrusive designs. Its secluded atmosphere is strengthened as the walkway is almost concealed from view being set back behind a relatively large area of public green space on this junction with planting either side of the opening.

7.10 A semi-rural character is less present along the Mount Park Avenue offshoot when St Dominics is open, although the road has dispersed, low density development and a shady, green nature due to public and private planting in grass verges and public and private trees and hedges. It acts as a transition route from the busier Sudbury Hill to the leafier Mount Park

Estate. In particular, the view of the road is closed by trees in the distance creating an overall impression of a country lane at the end.

7.11 The secluded nature is also mirrored along: the driveway to Bowden House; Rama Court; Herga Court (entrance route only within the conservation area); Harrow Field Gardens; and the offshoot towards the John Lyon School pavilion at the southern end of the conservation area. This is because through views from the main spine road are limited and the roads are winding. Similarly, the informal, semi-rural character is evident as their entranceways are lined with dense greenery that helps obscure the main bulk of the residential and school properties behind. The buildings add to the rural character since they are unobtrusive as they are often quite low and relatively small. They have a low density and are often sited so that they are not immediately visible from the entranceway. The relatively dispersed plan form of properties within Harrow Field Gardens and the offshoot towards the John Lyon School add to their informal nature.

7.12 Surrounding Green Open Land

North-east offshoots towards Clementine Churchill Hospital and Chasewood Park are characterised by more open and rural characteristics. This is due to their gently winding nature, and the way commercial or flatted development is mainly focused in one block, set well back from the main spine route allowing open green land to surround it and have a strong visual impact. The gently sloping nature of the land adds to the open character of both offshoots. For the former this is achieved by obscuring the main bulk of the development from the spine route. Conversely for the latter this is due to the prominence of the concentrated development set on the peak of a hill. Also, this character is present to the south of the Harrow Field Gardens offshoot, which backs onto the John Lyon School playing fields.

8. Key Views

The strong forms and intricate detailing of buildings and their cohesive groupings creates the focus for many important views. Also, the mainly ribbon like form of this development and the sweep and change in direction of the road creates some enclosure and therefore attractive inward looking views. This is emphasised by long roadside walls and tree masses enclosing the street scene. Also, the elevation, sloping gradient, offshoots and/or gaps in the streetside greenery and buildings means there are some key intermittent longer distance views, for example the view westwards down Roxeth Hill and to the skyline beyond. Occasionally sloping land creates a staggering of buildings providing good roofline views. The frequent greenery and trees serve as a key source of views, for example north-east of Sudbury Hill to the rear of Chasewood Park, and as a feature within them, particularly through framing. The larger areas of open land are available along the low lying southern areas and/or along offshoot roads. The few long distance panoramic views that are available are possible from this area. Many key examples are highlighted in the map below, although it is important to note that this is not a comprehensive list.

Key Views Into, Within and Out of Sudbury Hill

- ← Views of character
(towards buildings,
greenery & open
space, & staggering
of rooflines either side
- ← Long distance views
- ← - - - Views in / out of
the conservation area

NB. Important views
generally refer to an
area pointing 90
degrees either side of
the arrow.



9. Land Use

9.1 The area is largely in residential use, mainly as single-family houses. However, a small number have since been converted to flats and there are also a few late 20th and early 21st century purpose built flats mainly along offshoot roads.

9.2 Large areas of land also hold various educational and health uses (see land use map). Both Harrow School and St.Dominic's Sixth Form College account for land and properties on the west side of London Road and Sudbury Hill. On the east side, Bowden House (St. Andrew's) Private Clinic and the Clementine Churchill Hospital both occupy large sites providing residential health care. Historically these land uses are well established in the area (see historical development section). These uses have expanded and developed during the last seventy years or so. However such development has been restricted to existing sites.

9.3 There are no business uses within this conservation area. Generally as Harrow on the Hill is not a district or local centre office development is not a preferred use in the interests of residential amenity, traffic and parking. Obviously the best use for a historic building is the use for which it was designed and wherever possible this original use should continue. However, in some instances a new use that preserves the character of the building as far as possible may be necessary for the preservation of a historic building.

10. Architectural Qualities

10.1 Summary

The majority of buildings within the Sudbury Hill Conservation Area fall into three categories in terms of their architectural style: elegant Classical style villas; Arts and Crafts houses or Gothic revival style houses. These traditional style properties are mainly found along the main spine

route where properties are predominantly early- to mid-Victorian. These tend to be positive in quality and so they are listed, locally listed or positive unlisted. There is later early, mid and late 20th century infill development that tends to be more neutral in quality although often still make worthy contributions to the character of the area. Despite the variety in styles, designs are generally harmonizing using high quality materials such as timber windows and slate roofs. Also, there is general continuity in terms of size, siting and bulk. Properties all front, and are set back from, the road. They are detached or semi-detached and have a vertical emphasis as they are of 2 to 6 stories, although apparent bulk is often lessened by roof dormers and basements. Where there is sloping of the land the buildings are stepped to reflect this.

Map identifying listed, locally listed, positive, neutral and negative buildings to be provided before public consultation

10.2 Classical Style Villas

The early to mid Victorian properties tend to be simple, elegant, Classical style villas There are also later Classical properties such as Westacre) They are mainly symmetrical with square or rectangular facades and unobtrusive chimneys sited to complement the balanced design. They are also well-proportioned due to the simple recessed white painted timber sash windows, that have delicate evenly spaced glazing bars, and reduce in size towards the roof. Indeed, they are of 3 to 5 stories and apparent bulk is minimised through the use of hipped roofs, dormers (either small ones within the hipped roof or contained within a more flat attic space), and basements. Adding to the dignity of their design there are occasionally continuous eaves lines, as these are detached and semi-detached properties with no gable ends. Grandeur is often emphasised through the addition of stone steps leading to the entranceway (which occasionally has a fanlight), bracketing to the eaves, and low level decorative wrought iron balconies. There is also classically inspired grandeur through, for instance, prominent porches, triangular pediments above doorways and windows, including some dormers, and the use of brick, stucco or stone pilasters or columns in porches, bay windows or other parts of the frontage. Despite adding interest decoration remains restrained. On occasion refinement is emphasised as there are: ground floor bay windows; gauged brick arches; quoins; bracketed eaves; and/or simple string courses that complement the well proportioned design.

10.3 Examples of Classical Style Villas

The locally listed '**Westacre**' on London Road has a the simple rectangular frontage with large light red brick, strip pilasters separating the bays, and a modillion eaves cornice that together give the property decoration and proportion. Classically inspired detail is particularly evident in the large Doric columned entrance porch. This is a particularly impressive and imposing Classical style villa as it was designed as a Harrow School boarding house in 1912.

10.4 'Bydell House' formerly known as 'The Mount', on Sudbury Hill is a Grade II listed Regency villa. It is of three storeys, although the apparent bulk of the upper level is lessened as it is contained within dormers in the hipped roof. This is well proportioned as it has a symmetrical rectangular frontage, with delicately and evenly glazed sash windows and a continuous string course between ground and first floor level. The quoin detail adds to the refined elegance created by these features.

10.5 Located in what is now known as Harrow Fields Gardens, a modern housing development, is what was once the **Harrow School Sanatorium** (now **21 Harrow Field Gardens**). The original building was built around 1820 as a 2 bow-bayed Regency building was known as Sudbury Hill House and was considerably extended over time. However, in 1980 a serious fire gutted virtually all of the building leaving only the facades intact. The building has since been

refurbished and sensitively converted as part of a larger housing scheme, retaining some of its character. In particular the three bays with sashed windows, the mutule cornice and blocking course over, present an elegant elevation.

10.6 On occasion the simple elegance and vertical emphasis of these Classical style villas is emphasised as they are grouped together. For example, **Lincoln House, Highlands** and **Parkside** on London Road are yellow stock brick three storey buildings with common use of a square, part stucco, frontage; prominent classically inspired porches; string courses and decorative eaves and timber sash windows. Each has individuality though as for instance '**Lincoln House**' has added classical detail with two model lions topping either side of the porch and Highlands has added elegance due to its quoin detail.

10.7 Longridge, Kingsley and **Edgehill** on London Road form a group of stucco fronted elegant Victorian villas. Their linked nature emphasises their vertical emphasis although apparent bulk is concealed as lower and upper level bulk is contained within basements and roof storeys respectively. All entrances have a short set of wrought iron balustrated steps in front adding to their sense of grandeur. Classical detail is provided by the porches, which have either Doric columns or pilastered doorcases and decorative tryglyth or dentilled frieze panelling. Each property is unique however. Lincoln for instance has rusticated stucco at the ground floor level. Another point of interest for one of this group is that Kingsley House is named after the novelist Charles Kingsley although it appears he may have lived elsewhere in the road.

10.8 Other examples of Classical style buildings in this conservation area include Marston Lodge, Moat Lodge, Uplands and Wilmington House on London Road and Woodcroft on Sudbury Hill, all of which are locally listed.

10.9 Arts & Crafts Houses and Gothic Style Villas

In contrast to the former Classical group the later Victorian villas have a greater air of decadence as there is more decorative detail and they tend to be asymmetrical and constructed of many different sections rather than a relatively simple design. These can generally be divided into Arts & Crafts and Gothic style properties, although there is overlap between them. The former tend to have tall chimneys, steep sloping roofs, casement windows, gable ends, decorative bargeboards and a more irregular footprint than the regency style properties. Occasionally an "Old World" mock Tudor feel is created through the addition of black timber and white render detail, small casement windows, the first floor protruding out beyond the ground floor and a low lying nature. The Gothic style is similar yet these properties tend to have a greater vertical emphasis, pointed arched windows, battlement detail and tracery detail. There are also patterns in the brickwork and roofs (including diapering and banding) as darker colours are used against lighter colours.

10.10 Examples of Arts & Crafts Style Villas

The statutorily Grade II* listed '**The White Cottage**' on Sudbury Hill dates to 1908 and was designed by Baillie Scott in his typical roughcast vernacular manner. The house is arranged in an asymmetrical plan presenting an attractive collection of weatherboarded gable ends to the street scene. The building has a steeply tiled roof. It also has features such as a panelled oriel (curved bay above ground) window to the right gable. The house was originally designed for the Swiss musician Alfred Bussweiler, for whom Scott also designed furniture. The planning of the house and its irregularity is accounted for by Scott's wish to preserve an old tree and to form a courtyard around it.

10.11 'The Orchard' on Sudbury Hill, designed by Arnold Mitchell, and built in 1900 is a Grade II statutorily listed building. The house and garden were designed as a whole entity for the architect himself, displaying his full skill in creating an attractive 'Arts and Crafts' style house on a tight site. The important building presents a low lying steeply pitched stone slate clad roof and tall heavy chimneys. Again there is an Old World feel as there are small casement windows with square leaded lights. The rest of the building is hidden behind a well weathered and attractive wall, which is older than the house.

10.12 On the corner with South Hill Avenue on Sudbury Hill is the locally listed '**Gooden Cottage**', once known as 'The Lodge'. The design by Higgs and Rudkin owes much to Richard Norman Shaw, who was a key influence in the Arts & Crafts movement, and dates to 1881. The building is asymmetrical with a steeply pitched roof with ridge tiles, tile hanging and imitation timbered gable with finial. There is an Old World, mock Tudor feel as casement windows have small panes with mullions and transoms and there is an Ipswich (overhanging) window and part of the first floor elsewhere overhangs. An attractive and prominent timber porch with balcony over is situated on the South Hill Avenue elevation. The insertion of a bow window in place of the original stone mullioned window is an unfortunate alteration.

10.13 In contrast to the generally vertical emphasis, larger scale and asymmetry of the previous properties, the '**Little House**' and the '**Hermitage**' on London Road are a pair of symmetrical low level, two storey cottages. They have a decorative coggled course between ground and first floor levels. Each cottage has two canted bay windows, and half gable end dormers with simple bargeboards over. Both have their own entrance door with attractive drip moulds over. Despite their relatively small scale, there is an attractive tall chimney stack to the centre, holding four chimney stacks above, emphasising their symmetry.

10.14 Other examples of Arts & Crafts style buildings in this conservation area include Park Lodge and Little Court on London Road.

10.15 Examples of Gothic Style Villas

Near to the junction with Roxeth Hill and London Road is the distinctive grade II listed '**Toll Gate Cottage**'. The building is timber framed and is thought to have originally been a part of a stable and coach house on this site, then known as Park Cottage which accounts for its relatively low level. It was probably converted around 1864. It has a later asymmetrical stuccoed façade with four casement Gothic (lancet) style windows, the two first floor ones are half dormers with curved tops.

10.16 Forming part of the **Chasewood Park flat development** off Sudbury Hill is an interesting Grade II listed chapel designed by Sir Giles Gilbert Scott, dating to 1905-6. The original chapel was designed by an architect called Thomas Garner and completed in 1902. However, within three years the building had to be demolished and rebuilt due to severe structural problems. Another architect, Giles Gilbert Scott, at that time-sharing the same office as Garner, was chosen for the new work. Scott kept largely to Garner's plan but managed subtle reordering of the main elevations to give the chapel a much more substantial effect. It was constructed of red brick with stone dressings and decorated in the Perpendicular style. There are traceried windows for instance.

10.17 The locally listed **7 to 17 London Road (Gothic Villas)** are constructed of many different sections opposite Mount Pleasant. They are an asymmetrical brown brick building rising to three stories in the centre that emphasises the grandeur of the twin centre gable ends. The windows are inset casement style of varying designs whilst the doors are also inset with pointed arches.

They were originally known as 'Gothic House' around 1825 to 30 and designed by Decimus Burton for Major Alexander MacGregor, the then owner of Harrow Park.

10.18 Further along London Road is the locally listed '**The Gerards**', a very distinctive building largely due to its stone dressings and two battlement style, stepped, unevenly sized and levelled gables facing London Road. This style is a reminder of the Grade II listed Old Schools building which is of a similar date and is within the Harrow School conservation area. There are stone framed windows, a single lancet (arched) window and a lancet front door. The side addition, whilst relatively modern in appearance, works well since it is lightweight and unobtrusive.

10.19 St.Dominic's Chapel, on Mount Park Avenue was built in 1924 and designed by Arthur Young of Young and Reid, also the architect of the statutory listed Church of Our Lady and St Thomas of Canterbury in Roxborough Park. This stone chapel is designed in a conservative Perpendicular style that is a type of Gothic architectural style. Indeed there is battlemented parapet detail and a turret with pointed spire above. Windows have square leaded lights with trefoil tracery detail. It also features a stained glass window by Wilfred Hill. Its steeply pitched roof with tile banding detail ensures it sits neatly in its surroundings.

10.20 Other examples of Gothic style buildings in this conservation area include Beechbank and Mount Lodge on Mount Park Avenue and The Woodlands on London Road, all of which are locally listed.

10.21 20th Century and early 21st Century Development

1930s development includes red brick properties of a size and siting to harmonise with the earlier villa developments. Also, they blend in as their design is similar to that of the simple Classical style villas as they have square or rectangular facades with hipped roofs, sash windows and some classical detail on their entranceways. This is mainly found along the lower parts of Sudbury Hill for example Bredon and Burnham.

10.22 Later 20th century development tends to have a largely plain block design, and a plan form and a quality of materials that do not blend well with the earlier properties in the conservation area. This includes the flat blocks just set back from London Road and Sudbury Hill and along Herga Court. The flat blocks along the corner with Roxeth Hill, are each conjoined as compared with the detached and semi-detached nature of properties elsewhere. Also, the white uPVC cladding is a design feature and use of materials not compatible with that found traditionally in the conservation area. The modern properties in Harrow Field Gardens do not blend well due to their terraced nature and the use of ground floor garages not generally found on the more historical properties of interest. This also includes the single family dwelling houses along South Hill Avenue (Anastasia, Amaryllis, Palmlands, The Pine's and Rahail's Lodge). These have unevenly divided uPVC windows, integrated ground floor garages and porches, and no clear style to the roofs. Development has also consisted of extensions and alterations. This has not always matched the original quality of the conservation area as for example these do not use a quality of materials or design to match the original. For example, a small number of delicately glazed timber windows have been replaced with thick poorly proportioned uPVC glazed windows. Also, side extensions have often been to the detriment of the character of the area. This conservation area is characterised by detached or semi-detached properties. The spaces in between serve to break up the street scene. Side extensions eliminate this feature and cumulatively would create a terraced effect.

10.23 However, this is not to say that all late 20th and early 21st century development lack qualities in keeping with the character of the area. The siting and bulk is usually in keeping as they are set back from the main road, partly screened (often by dense vegetation) and not

unduly bulky or obtrusive given the surrounding buildings. They are also stepped to follow the slope of the land. Also, the style can conform well to the existing main traditional styles. For instance, 1 and 3 London Road match the existing Classical style of some of the early to mid Victorian properties along this road. Also, many of the 1960s and 1970s flat blocks within the conservation area have a good degree of green space around them providing a sense of openness that blends in with earlier development.

11. Prevalent and Traditional Building Materials and Local Details

11.1 The buildings within the conservation area, although of mixed ages and architectural styles, are constructed almost entirely of traditional building materials. The predominant overall pattern is of yellow stock brick under grey slate roofs, although a rich range of bricks from browns through to mellow reds can also be found. Also a large number of properties, especially those dating to Regency or early Victorian periods feature stucco treatment to external elevations.

11.2 A wide range of architectural ornamentation is found in the area from simple brick, stone or plaster cornices and string courses, to ornately detailed pediments and brackets to window openings and eaves. Decorative ironwork, an otherwise unusual feature for the wider Harrow area, is found in the form of railings, window guards and balconies on some of the larger Victorian buildings normally for those of a Classical style.

11.3 Traditionally detailed external joinery, usually painted white is also commonly found. Indeed, there are often decorative bargeboards on the Arts & Crafts and Gothic style properties. Windows in the form of elegant sashes and more simple casements are usually contemporary to the age and architectural style of the building.

12. Streetscape

12.1 Street Furniture

Generally the range of street furniture within the area is limited to roadside lampposts and a number of seating areas incorporating wooden and or iron benches with varying degrees of planting around.

12.2 However, there are two benches of historical interest by virtue of association. One is located on the north west of London Road. It is dedicated to Louis Moriarty who was a Harrow School Master from 1889 to 1917. It is inscribed 'SCHOLAR, PHILOSOPHER, FRIEND'. A second is the bench is also located on the north east side of Sudbury Hill. This is inscribed 'TO THE MEMORY OF MARY BUSHELL RESIDENT OF HARROW HILL FROM 1867 TO 1928'. Mary Bushell was the widow of the Rev. William Done Bushell, Assistant Master at Harrow School from 1866 to 1899. He lived at The Hermitage, London Road, later Bowden House Clinic, until his death in August 1917. His widow continued to live there until her death in 1928. There is a memorial to them in the Grade I listed St. Mary's Church, the landmark building of Harrow on the Hill.

12.3 Also, there is a grade II listed red telephone kiosk outside on London Road. This is of a K6 style that was designed by Sir Giles Gilbert Scott to commemorate the silver jubilee of King George V. This design has become a British icon. Furthermore, other street furniture includes a George VI pillar box opposite Queensgate and Kingsgate in Sudbury Hill, which provides an attractive element in the street scene.

12.4 Roadscape and pavements

Generally the roads are of an urban appearance in terms of their width, materials used and the use of road markings. Also, the pavements are predominantly of more modern materials. However, the pavements are of differing widths, in some instances with grass verges or grass banding, which helps to create a softer and more varied character. Indeed, in some places the pavements are sufficiently wide that there are small areas of landscaping and seating.

12.5 Areas of more historic floorscape can be found. For example the pavement outside Longridge, Kingsley and Edgehill is made from massive slabs of York stone, covering the coal cellars beneath, their presence betrayed by the covered coalholes set into the stone. Also, the steep Green Lane walkway is of soft gravel adding to its country lane feel. There is also a gravel surface along London Road which adds a softer character. This was funded as part of the regeneration scheme for the Hill.

12.6 Boundary Treatments

Boundary treatments are an important part of the character of the area and remain largely historically and architecturally correct for the properties that they front. They create a sense of harmonising variety as they mainly consist of a range of informal, soft treatments including hedges, dense planting, low lying brick walls, or a combination of these. The colour of brick used is generally soft, blending with both the surroundings and the building that it bounds. Less often fencing is used, although these have non-prominent siting, usually to the rear of properties and/or in combination with dense greenery thereby adding to the semi-rural character.

12.7 There is a more formal character created to the north east of Sudbury Hill as there are low railings used either on their own alone or topping low brick walls, or as gateways. These are found, for instance, to Longridge, Kingsley House and Edgehill. Railings are not appropriate in all instances although in these cases they complement the more formal, classically inspired architecture of these properties and allow through views.

12.8 Along the mid to lower section of the spinal route, boundary treatments create a continuous sense of enclosure thereby emphasising the winding nature of the road. This is because relatively high, long brick walls are and/or tall dense planting is used that follows the sweep of the road. Importantly, aside from for The Orchard, the height of walls does not prevent through views to the attractive buildings behind. The high walls create a more formal character again. Importantly though this is mitigated by stretches of low walls, breaks in boundary treatments for driveways. Stretches of dense planting on, around, and behind these high walls also help.

13. Green Spaces and Ecology

MAP: Important Trees, Metropolitan Open Land and Site of Nature Conservation Within Sudbury Hill Conservation Area – to be provided before public consultation

13.1 The area contains much fine public and private greenery and open spaces in the form of gardens, grass verges, lawns, shrubs, hedges and a variety of trees. Green open space is particularly dominant to the south as highlighted by the large stretches of Metropolitan Open Land here (see map). This creates a distinct and visually attractive break between the Hill and the surrounding suburbia. Importantly though public and private greenery throughout provides the setting to buildings, breaks up the streetscene and helps create a semi-rural character, softening what could otherwise be a hard roadscape. Although a small number of front gardens now have some degree and extent of hardsurfacing to create driveway access, importantly this is often balanced as far as possible with greenery. Appropriate planting also serves to mitigate the visual impact of more modern boundary treatments. Notably small areas of public

landscaping including elements of street furniture play a major role in enhancing the street scene and should be preserved and maintained. There is for instance an area adjacent to the junction with South Hill Avenue that combines trees, shrubs and several benches providing relief here.

13.2 Considering trees specifically the area contains many fine specimens as groups, in woodland and individually (see map). Forest type trees growing on the Hill in this area are of particular importance because of their skyline impact. Oak, Beech and Hornbeam are particularly important as well as Ash and Sycamore which need careful control and management. Such forest type trees should, where replacement becomes necessary, be replanted with similar types to ensure continuity of character. Understorey trees are necessary to complete the picture, such as Holly, Hawthorn, Blackthorn and Field Maple. Together with the evergreen Scot's Pine and a wide variety of ornamental species and unusual specimens the Sudbury Hill Conservation Area has a rich and varied landscape. Many are already protected with Tree Preservation Orders (see map). All trees within the area are also protected by the Conservation Area status, requiring that all tree work is subject to six weeks notice in writing to the Council.

13.3 The extent of the greenery creates an area of some biodiversity value. Indeed, a large part of the grounds of the Clementine Churchill Hospital are included within a Site of Nature Conservation Interest, and described in some detail in the 'Sites of Importance for Nature Conservation in Harrow' document.

PART 3: SUMMARY OF SUDBURY HILL CONSERVATION AREA

14. General Condition of the Area

14.1 The general condition of the area is good. This is firstly in terms of its economic vitality in the relevant areas (through schools and health facilities). The physical condition of historic buildings and other heritage assets is also generally good. Indeed, many are listed or locally listed buildings and often retain original features. However, whilst the above highlights the high quality of these properties, aside from those with statutory listed status, these properties do not have much additional protection. This suggests an Article 4 (2) direction may be beneficial following a careful survey and justification. This would have the effect of requiring planning permission for development that would otherwise not require it. Also, a small number of properties could benefit from minor repair and re-painting works. The streetscene quality is generally high, benefiting from a significant level of public and private greenery and unobtrusive boundary treatments. However, there is a high level of traffic and pavements and road surfaces could benefit from resurfacing. Any hardsurfacing of front gardens should be well balanced with soft landscaping. Enhancement proposals to address these issues are covered in the linked management document.

15. Negative Features, Problems, Pressures

15.1 Negative features, pressures and issues are touched upon in the section above but are comprehensively outlined in the following tables. They are elements that detract or potentially detract from the special character of the area and offer the potential for improvement. A separate document entitled 'A Management Strategy for Sudbury Hill Conservation Area' addresses this. In dealing with development proposals within the area the Council will be mindful of securing opportunities to enhance these detractions.

Negative Features, Pressures or Issues?	Site Address:	Description (Why negative? Scale? Design? Condition? Unauthorised work?)
The level and speed of traffic flows	Along London Road and Sudbury Hill	This creates a harder urban character at odds with the otherwise softer, leafy, secluded and spacious character of the conservation area. It also detracts attention from the quality of the architecture.
Hardsurfacing of front gardens and the creation of driveways.	Intermittent throughout the conservation area (for example, Mountside and Oakside, Sudbury Hill)	This removes greenery that is characteristic of the area and important in breaking up the streetscene. Also, hardsurfacing is often for the purpose of creating driveways that break up the continuity of the boundary treatments.
Flat conversions	Intermittent throughout the conservation area (for example, Uplands and Parkside, London Road)	This area is characterised by large single family dwelling houses. Conversions lead to the insertion of driveways with the problems that this involves outlined above. Also, it can lead to further alterations such as rooflights, extensions and external steps that detract from the original character of the properties.
Bumpy, broken pavement and roads and patchwork effect due to works	Intermittent throughout the conservation area	These create a run down character that detracts from the setting of the special quality of the conservation area.
Empty plot on the site of 40 (Sunningdale) London Road that was demolished in the early 21 st century.	Sunningdale, 40 London Road	Conservation Area Consent was granted in 1992 for the demolition of the existing building and this was renewed in 2000. There is consent for a replacement property but this development is not apparent to date.
Properties in a state of disrepair	Intermittent throughout the conservation area (for example Longridge, London Road)	A number of properties are in a state of disrepair. For example, stucco is deteriorating on the frontage of Longridge.
Removal of important historical feature	East side of Sudbury Hill, just north of the entrance to Chasewood Park.	The Victorian cast iron seat, although damaged, is considered of some historical importance, the inscription stating that it was a gift donated by a James Chapman in 1852.

Occasional inappropriate development including new buildings and extensions/alterations	Intermittent throughout the conservation area for example picture shows Parkside, London Road	These can involve intrusive scale, bulk or design. In terms of material details, the use of bricks and bonding often does not match the original and detracts from the quality of the area.
Areas of on street parking	London Road and Sudbury Hill	This detracts from the street scene and increases traffic congestion but it might slow speeds.
Lack of protection for many original features	Throughout the conservation area	The conservation area contains many original features in terms of windows, ironwork, moulded pediments or brackets to windows and doors and original boundary treatments. These contribute to the special character of the conservation area and their loss would be detrimental to the area.

15.2 The following are neutral features within the conservation area. They too offer the potential for enhancement and are addressed within the linked Sudbury Hill Management Strategy.

Neutral Area	Location	Enhancement Proposal
Street furniture such as signs, bins, salt bins and guard rails, street lights	Intermittent throughout conservation area.	On occasion this is in a poor condition and there is not continuity in their design.
Neutral/negative buildings	Highlighted on map (to be provided)	Some buildings make a neutral or negative contribution to the special quality of the conservation area

16.0 Public Consultation

This document, and the associated management strategy, will be the subject of public consultation. Views will be sought from residents and it will be available for viewing on the Harrow Council website and at the Planning Department offices at Garden House, 5 St. John's Road. They will be amended to reflect the views expressed by respondents to the consultation. The documents will then be recommended for approval by the Local Development Framework Panel and will subsequently be adopted as formal planning documents by the Portfolio Holder for Planning, Development & Enterprise.