

ROXETH HILL

MANAGEMENT STRATEGY

Area Number 6



The Landmark Half Moon Public House, Roxeth Hill, rebuilt in 1893



The former Harrow Welsh Congregational Church. Consult with owners to secure enhancement of windows

The Red House: Consult with the Highways department & John Lyon School concerning enhancement of metal guard rails



1. Purpose of the Strategy

1.1 The preceding Conservation Area Appraisal provides an analysis of the character and appearance of the conservation area to identify what makes it so special. It also sets out problems and pressures to affect the area. This Management Strategy develops these issues looking at how best to protect the special character, through specific policies and controls. It also sets out opportunities for change, improvement or enhancement. Each section of the strategy is linked to the relevant policy guidance,

which provides the framework for the future management and enhancement of the conservation area. Section 2 provides a list of proposed actions, related to those features identified as 'negative' and 'neutral' within the appraisal.

1.2 Unless otherwise dated, the following should be regarded as a statement of intent. There are no set time limits. However, it is important to note that Conservation Area Appraisals and Management Strategies will be reviewed every 5 years.

2. Management Proposals

2.1. Management Proposals of Site Specific Negative Features

Site specific negative feature	Site address	Solution / enhancement proposal
8 air conditioning units covering 3 flank walls	1 Chartwell Place, Middle Road	* Ongoing enforcement case seeking removal.
Stone and timber cladding	Ashbourne Avenue	* This would now need planning permission. Prevent its proliferation through reporting unauthorised cases to enforcement.
Replacement UPVC windows	Harrow Welsh Congregational Church	*Consult with owners to see if enhancement is possible.
Iron guard rail bent over towards the listed wall and entrance way of The Red House	Pavement outside the Grade II listed Red House, boundary wall and entrance way	* Contact the Council's Highways department * Suggest removal or a more sympathetic design or at least repair of the existing railings.
Metal guard rails	Along Roxeth Hill and around the roundabout on Brickfields	* Liaise with Roxeth Hill School with regards to safety. * Contact the Council's Highways department and suggest a more sympathetic design or their removal/reduction.
Footbridge	Outside Roxeth Nursery, First and Middle School	* Liaise with Roxeth Nursery, First and Middle School with regards to safety. * Contact the Council's Highways department and suggest its removal and introduction of a crossing in its place * Explore possibility of Section 106 money.
Dilapidated building and overgrown garden	The Old Studio, Harrow on the Hill	* Planning permission has been granted for its replacement. * Contact owner of building and discuss matter.* Consider enforcement action, such as improvements via a Section 215 notice * Possibly revise boundaries since this is more characteristic of the Harrow on the Hill conservation area.

Parking requires
a Harrow on the
Hill wide
response



Generic negative feature	Site address	Solution / enhancement proposal
Inappropriately placed and overuse of satellite dishes (facing and visible from highway, more than 2 on residential properties)	Ashbourne Avenue, Roxeth Hill	* Post government rules and guidance on installing a satellite dish in a conservation area. * Enforce against unauthorised installations.
Traffic noise and congestion	Along Roxeth Hill, Lower Road and Northolt Road. Picture shows Lower Road Towards Northolt Road	* Consider a Harrow Wide Response * Consult with Highways and local residents on possible solutions.
Extensions/alterations visible from the streetscene	Ashbourne Avenue	* Create and post guidance on living in a conservation area. This will explain what requires planning permission and what does not. * Photo survey regularly * Enforce against unauthorised development. * Consider introduction of Article 4 (2) directions through a detailed survey and justification. Article 4 (2) directions mean planning permission would have to be sought for development that usually does not require permission.
Hardsurfacing of front gardens	Intermittent	* Send guidance leaflets which outline alternatives to paving and compromises (greater landscaping) where necessary * Consider introduction of Article 4 (2) Direction through a detailed survey and justification.
Loss of front boundary walls	Along Lower Road and Roxeth Hill	* Consider introduction of an Article 4 (2) Direction to control loss of boundary walls below 1 metre in height through a detailed survey and justification
Parked cars along the sides of the roads	Middle Road (shown in picture above) & Ashbourne Avenue	*Consult with Highways Department. * Parking requires a Harrow on the Hill wide response.
Inadequate protection for all landmark buildings	Intermittent Throughout the conservation area, see map on page In particular, the Half Moon Public House, Roxeth Hill	* Assess all landmark buildings in order to ensure their proper protection. * Propose the Half Moon Public House, Roxeth Hill for listed status and The White Horse Public House, Middle Road and 22 and 24 Roxeth Hill for locally listed status (see section 2.5 below). If appropriate, propose others for listed or locally listed status. Consider Article 4 (2) directions to prevent loss of important architectural features through a detailed survey and justification. * Any unauthorised alterations to be referred to Enforcement for investigation.
Street clutter such as overuse of road signs	* Brickfields, Outside Roxeth First and Middle School * Along Lower Road towards Roxeth Corner (shown in picture).	*Notify Discuss with the Council's Highways department. * Prevent proliferation by the introduction of a relevant policy. * Importantly decluttering recommendations should not compromise safety. Signs such as 'Give Way' and 'Right of Way' are key. * Carry out an audit of signage – work with Harrow Heritage Trust to undertake this
Large telephone telegraph masts	Middle Road and Ashbourne Avenue	* Resist applications for telecommunication masts that would have similar effect.

Attractive, simple terraced cottages, Lower Road: Minor repair and re-painting works would be beneficial



Bumpy, broken pavement and roads	Throughout the conservation area. The picture shows pavement along Byron Hill Road.	* Inform the Council's Highways department and consider a streetscape audit * Contractors should be required to replace like for like * Alternatively, where possible, replace pavement slabs rather than tarmac, since this would be more sympathetic to the character of the area. *Contractors should be required to revisit one month after works to deal with subsidence or other defects left by their work.
Replacement UPVC windows	Intermittent but especially along Ashbourne Avenue & Lower Road.	* Post guidance on replacement windows for listed buildings and conservation areas. *Consider introduction of an Article 4 (2) Direction
Some buildings could benefit from minor repair and re-painting works	Throughout the conservation area.	* Owners/occupiers of properties will be referred to the repair guide in the forthcoming Harrow on the Hill Supplementary Planning Document. This emphasises the need to maintain the quality of the area.* Be aware of statutory powers to instigate repair if it becomes evident that a building is falling into decay (urgent works notices, repair notices and Section 215 notices).Temporary planning permission expired. Should be removed.
Possible pressure for new development	Throughout the conservation area	* Attention should be paid to preserving or enhancing the character of the density of development map (section 6 of the appraisal). * Any development that is granted should be of a quality of design and execution that relates to its context, please see design principles outlined in the enhancement proposal addressing neutral / negative buildings (section 2.3). * There is some scope for redevelopment of those negative/neutral buildings highlighted in map in the Roxeth Hill conservation area appraisal.

2.3. Management Proposals for Neutral Features

Neutral Area	Location	Enhancement proposal
The use of tarmac along pavements	All areas apart from Middle Path, Ashbourne Avenue and along Middle Road	Replacement with suitable sympathetic paving (as used along Ashbourne Avenue) where funding is available.
Street furniture such as signs, bins, salt bins and guard rails and street lights	Along Ashbourne Ave.	* Ensure the Council's Highways department consulted conservation over proposed new items of street furniture.* Carry out a streetscape audit as recommended by English Heritage to record all plaques and items that form part of the character of the area, and to record unusual and special elements of the public realm. This document will ensure that as elements of the street are renewed, the Council will be aware of what is special and needs to be retained, where to improve and what sorts of materials are likely to be appropriate. This document will be published separately and linked to the council's forthcoming 'Street Design Manual' as a special maintenance and management plan for Harrow on the Hill. * Replace plain street lights with more sympathetic heritage designs found elsewhere.
Neutral/negative buildings	Highlighted on map on page	* Encourage sympathetic and high quality redevelopment by referring developers to the conservation area appraisal and the following design principles: 1) Density and bulk of development links to the topography. 2) Larger buildings often lesson their apparent bulk through dormers.



Traditional sash and casement windows remain on many properties. Consideration will be given to protection for those features



- 3) Designs are generally traditional, mainly Arts and Crafts. These vary to add visual interest, yet are harmonizing.
- 4) Materials used for traditional buildings are of high quality, for instance timber and slate.
- 5) Modern buildings often bland and incompatible through block design or poor quality materials, for instance, uPVC, cladding and brickwork lacking subtle colours and texture. However, contemporary properties need not be incompatible if they take account of the local context in terms of mass, form, alignment and high quality materials. The redevelopment of the former Harrow Hospital provides a positive example.

2.4 Introduction of Article 4 (2) Directions

The above table proposes Article 4 (2) Directions. These remove some 'permitted development rights'. These 'rights' mean that normally planning consent is not needed for minor works such as changing windows and front boundary treatments. However, in some sensitive areas these rights allow works that detract from the character of the area. The effect of the Article 4 (2) Direction is to require planning consent. As noted in the 'negative features' table in the conservation area appraisal, unsympathetic minor developments can cumulatively detract from the traditional nature and special quality of the conservation area. A detailed survey will be undertaken and careful consideration given to the introduction of some Article 4(2) directions.

2.5 Propose Positive Unlisted Buildings as Listed or Locally Listed Buildings

Reviewing this conservation area has highlighted the following buildings as candidates for listed and locally listed status:

1) 22 and 24 Ashbourne Avenue

This property was developed between 1914 and 1932. It is a landmark unlisted building due to its interesting design. It is an elongated single storey building with small casement windows and a steeply pitched, pan tiled roof. There is a central projecting hipped gable end block, with red tile hanging contained within the roof. This begins above ground

floor level and below this is a central tunnel. This is important in framing views from Roxeth Hill to the open land behind. This is recommended for local listing.

2) The Half Moon Public House was opened in 1893 as a rebuilt version of the original opened on the same spot in 1862. It was named after a nearby pond of that shape. The owners were the Royal Brewery,

22 - 24 Ashbourne Avenue, a Landmark Unlisted property recommended for Local Listing



Brentford and the architect was S. Woodbridge of Brentford. It is a particularly distinctive Arts and Crafts style, detached building as shown in the picture on the front cover. It has a distinctive asymmetrical mock Tudor style, particularly clear through its steeply sloping roof. There are three decorative carved panels facing Roxeth Hill, and mock arrow slots. Its stable doors to the right of the current beer garden show its age. Its signage perched on the roof and corner

location helps give it its landmark character. This will be considered for statutory listed status.

3) **The White Horse Public House** has an asymmetrical Arts and Crafts style. It dates to 1956 and is constructed of red brick with triangular red tile hanging sections. The steeply sloping brown tiled roof sections of each gable end are a real feature, as each gable end is set back from the last. The lamp

heads attached mirror those lampposts throughout the street. It will be considered for locally listed status.

2.6 Proposed Revision to Conservation Area Boundary

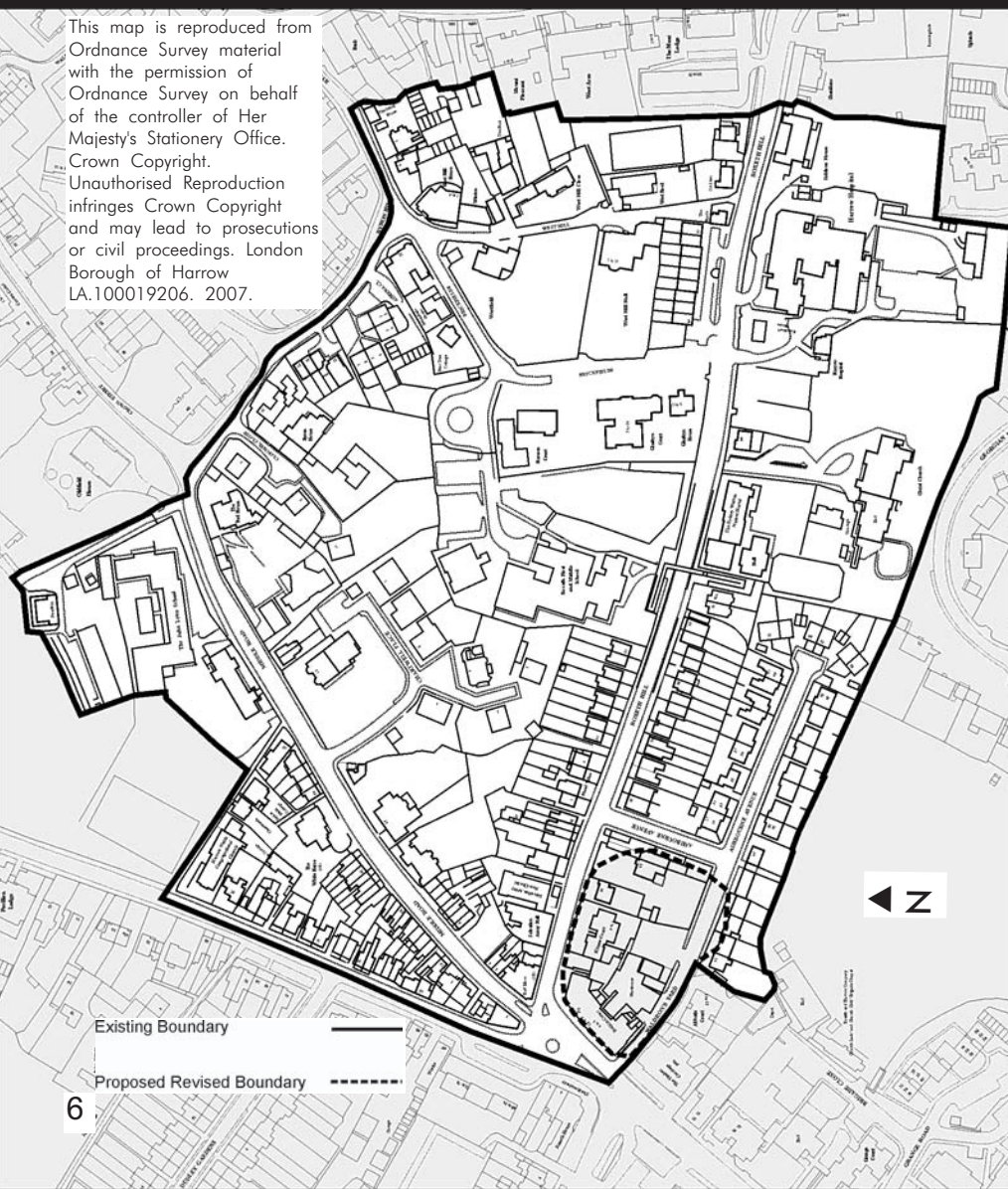
Criteria for conservation area status includes a distinct physical identity and areas of historical, social or architectural merit. Three adjacent buildings on Roxeth Corner (Kymes Court, Dublin Court and the recent block of flats on Waldrons Yard) are in a plain, block design, lacking traditional detailing and are of a large scale, inappropriate for this level of the Hill. They also use harsh modern materials, bright red brick and uPVC windows with irregular panelling. As such this area does not seem to meet the criteria for conservation area status and it is proposed to alter the conservation area boundary accordingly.

3. Monitoring

3.1 In addition to the above proposals, the conservation area will require regular monitoring and would include the following actions:

1. Carry out a dated photo survey at least every four years, particularly if an Article 4 Direction is made.
2. Refer unauthorised developments noted to Enforcement Team.

Map to show proposed revision to Conservation Area Boundary





3. Consult local amenity groups for thoughts on the conservation area every 3-5 years. Attend Harrow on the Hill forum meetings quarterly for feedback.

4. Before new work is agreed in the area, ensure Conservation Officers carry out an on-site inspection.

5. Create and maintain links with relevant stakeholders, property owners and interest groups (as outlined in section 3.2) for feedback on issues in the Conservation Area

3.2 Relevant parties can contribute to the preservation and enhancement of the conservation area. These include: local residents, property owners, shopkeepers and local societies such as the Harrow on the Hill Forum, Harrow Hill Trust, and national societies such as the Victorian Society. They should be involved in all stages of devising ideas for management and enhancement. So, links should be created and maintained with relevant stakeholders, property owners and interest groups for feedback on issues in the conservation area.

3.3 The above enhancement and improvement proposals and other possible future schemes require funding. Some can be managed within existing conservation budgets. However, 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. They will endeavour to assist the Harrow Hill Trust and the Harrow on the Hill Forum to apply for grants. They will work with Harrow Heritage Trust to provide grant aid assistance for repair works to locally listed and listed buildings. The bell turret to Roxeth First and Middle School was restored using funds.

3.4 It is essential when planning works within conservation areas that a considered approach which preserves or enhances the areas character or appearance

is adopted. Where a conflict with general planning and highways policies occur special care must be taken to find a solution which meets both the needs of the local community and the historic environment.

To ensure consistent decision-making the following policies have been identified as being of key relevance to this area with reference to the conservation area appraisal:

The White Horse Public House, Middle Road: A landmark unlisted property recommended for Local Listing



ROXETH HILL

4. Protective Measures – Policies and Controls

1. The Council will require that all new development respects the historic character and layout of the area. Applications for development will be assessed using the specific policies contained in this document as well as the wider policies and objectives contained in the Harrow UDP, forthcoming LDF and Harrow on the Hill Supplementary Planning Document.
2. There will be a presumption against the demolition of buildings which make a positive contribution to the conservation area.
3. To ensure that the character of the conservation area is both preserved and enhanced, proposals for development should:
 - a) Respect existing properties and areas of open space in terms of bulk, scale and siting.
 - b) Not impede significant views (as defined on the map entitled 'Key Views Within Roxeth Hill Conservation Area' on page of the Conservation Area Appraisal), diminish the gap between buildings or intrude into areas of open space.
 - c) Respect the existing layout and historical form of the townscape and street scene.
- d) Respect and complement the existing buildings in terms of design, detailing, scale and materials in any proposals for extensions or alterations.
4. Alterations to buildings that result in a detrimental impact on the appearance of elevations that face a highway, including alterations to chimneys and rooflines, will be resisted.
5. The Council will encourage the retention and improvement of both public and private green spaces.
6. The Council will retain or, where necessary replace, street trees.
7. The Council will encourage the utility companies to install the minimum amount of new street furniture and to locate any furniture sensitively. The use of traditionally designed street furniture will be encouraged. See revised policy for Harrow School, which seeks to have consistent requirements for both utility companies and Harrow Council with regards to street furniture. Where within Council control, the retention or reinstatement of traditionally designed street furniture and materials, such as street lamps, will be required. We will seek to ensure that redundant and unsightly street furniture will be removed where opportunities occur. This shall not occur at the expense of road safety.
8. The retention of visually important walls which are characteristic of the area will be required.
9. Trees and groups of trees will be further protected by the creation of additional tree preservation orders where appropriate and development adversely affecting significant trees will be refused.
10. Proposals for telecommunications equipment and other tall structures which detrimentally affect the character and appearance of the Conservation Area will be refused.
11. The Council recognises the archaeological importance of the area, and where necessary will ensure that appropriate action or works such as an excavation can be carried out before developments commence.
12. The retention of original floorscape materials such as cobbles or stone paves will be encouraged. Wherever practicable, replacement floorscapes should be of appropriate materials.



Other Publications

The Council produce the following supplementary Guidance leaflets that are relevant to the Roxeth Hill C. A.

Conservation Areas: Residential Planning Guidelines
Listed Buildings: Planning Guidelines
London Borough of Harrow Conservation Areas
London Borough of Harrow Listed Buildings
Listed Building Consent Design & Access Statements
Roxeth Hill CA Study

Further information regarding the Statutory Background and general Council policies relating to conservation areas can be found in the Harrow Unitary Development Plan

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