

HARROW SCHOOL

MANAGEMENT STRATEGY

Area Number 7



Conservation Area Appraisals provide an analysis of the character and appearance of the conservation area to identify those elements of the conservation areas which 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 areas character will be preserved or

enhanced. It sets out policies 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 those features identified as 'negative'.



Poor quality street surface, in front of Speech Room, Grove Hill



Outside the Headmasters house and the Vaughan library before redevelopment



The same site after redevelopment through the HERS scheme

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.

Identified Negative Feature?	Site Address	Proposed Actions?
Cars and Traffic	Throughout Conservation Area	* Traffic calming is important but aesthetics should be considered. * The Council should further efforts to reduce speeds and increase visibility for pedestrians through: new road narrowings, investigating the need for a 20 mph speed limit, encouraging local support for a reduction in speed limits and keeping highway clutter to a minimum, particularly during traffic work. Textured traditional materials can be used to help keep traffic speeds down, although a consideration should be made of the noise impact. * New proposals for decluttering can be prioritised with reference to this audit and works can be carried out in sympathy with the Conservation Area's objectives with NHP objectives. * Much good work has already been undertaken in the Local Road Safety Scheme and the Heritage Economic Regeneration Scheme that have sought to reduce street clutter, improve footway surfaces and reduce traffic and its speed using high quality appropriate materials. The Council will support these schemes and continue to pursue sources of funding for the high quality conservation grade materials that are required to improve and enhance this area's road safety. * Importantly, decluttering recommendations should not compromise safety. Signs such as 'Give Way' and 'Right of Way' are key. * 'No Through Road' sign at the entrance to Church Hill to be repainted for clarity. * The issue of parking needs a Harrow Hill wide response.
Street furniture such as signs, bins, salt bins and guard rails	Throughout Conservation Area	* Paint street lights at the top of Church Hill and guard rails * Consider replacement with more sympathetic design. * Attention to placing and design for existing and future street furniture * Regular maintenance * A streetscape audit, as recommended by English Heritage to record all the memorials and plaques which 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 and furniture may 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. * Prioritise proposals for decluttering, cleaning and greening for New Harrow Project Managers with reference to this audit and works can be carried out in sympathy with the Conservation Area's objectives. With reference to decluttering however, safety should remain paramount. * Guard rails on the junction of the High Street with Grove Hill and Peterborough Road should be replaced with Victorian iron rails.
Street lights	Grove Hill	Streetscape audit. Reproduction heritage lampposts are used successfully on the High Street and Peterborough Road. It would be beneficial to similarly replace the less attractive street lights on Grove Hill. Though consider lighting levels provided by these. * Introduce lighting to the lower churchyard (also thin hedges). Investigate funds.
Poor quality street surfaces.	Intermittent locations throughout the C. A. & specifically: cobbles outside Vicarage, and within the Churchyard.	* Streetscape audit * Resurfacing of badly surfaced pavements, for example, in the churchyard and outside the Speech Room. The latter should be in paving or tarmac. * Consider uncovering cobbles outside the Vicarage. * When there is the need for replacement as far as possible replace like for like e.g. walls, style/design, lime mortar. * Contractors should be required to reinstate like for like and revisit one month after works to deal with subsidence or other defects left by their work. * 'No Through Road' sign to Church Hill to be more prominently placed and enlarged.
Wall to The Grove	Church Hill	* Liaise with Harrow School and provide repairs and funding guidance.
Maths and Physics block	Football Lane	* Do not put forward for further protected status.



Poor quality of design in the public realm



The Grove, Church Hill



Maths and Physics Block, Football Lane

Enhancement Proposals

These refer to those features identified in the Conservation Area Appraisal as problems or pressures. Proposals are put forward to retain and enhance the Conservation Area in relation to specific problems/pressures.

Identified Problems /Pressures/Issues	Site Address	Proposed Actions?
Harrow School's need to improve its facilities	Harrow School	* It is important to balance the need for change with the need to maintain the area. Any development should be sympathetic and not detrimental to the character of the area. Therefore, managing change and continuing to work with the School will be essential in the future to resolve any issues. * In recognition of the School's centrality to the character of the area the Council should help the school identify suitable sites for new school buildings. * Put forward development design briefs. These should propose that all new development aspires to a quality of design that is related to its context and which may be valued in the future. In order to be in line with the existing urban grain, it should provide variety, yet also complement surroundings (see built form section in Conservation Area Appraisal).
No Survey of the Area Since the 1980s / Limited protection for landmark listed, locally listed and unlisted buildings	* Throughout the Conservation Area	* Assess listed, locally listed and unlisted buildings in order to ensure their proper protection and identify buildings for enhancement. The Museum of Harrow Life for example, could be improved and refurbished. *Consider the listing of further buildings and put these forward to the Department of Culture, Media and Sport. * Introduce photo surveys every five years as a means of monitoring change.
Limited protection for open fields/parks surrounding the Hill.	See map on page 10 of Harrow School CA Appraisal.	Consider including further surrounding open land in the Conservation Area.
Importance of landscape setting - CA status may produce too great a focus on Harrow School	Conservation Area	* Both the Hill and the School are inextricably linked. The Hill owes its special character to the School. As such it is not sensible to separate one as a special case for conservation issues without considering the same issues for other. Therefore, the Council will consider application of relevant policies and proposals to the wider Hill area.

Monitoring and Support

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 five years to assist with the review of the CA
2. Refer unauthorised developments noted to Enforcement.
3. Consult local amenity groups for thoughts on the Conservation Area every 3-5 years.
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

Relevant parties can contribute to the preservation and enhancement of the conservation area. Primarily these include St Mary's Church, Harrow School, the Harrow Hill Trust and the Harrow on the Hill Forum, as well as national societies such as the Victorian Society. They should be involved in all stages of devising ideas for management and enhancement.

The above enhancement and improvement proposals and other possible future schemes require funding. Some can be managed within existing 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 relevant parties 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.

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.

HARROW SCHOOL

The following policies have been identified as being of key relevance to this area:

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 Unitary Development Plan, forthcoming Local Development Framework and the Harrow on the Hill Supplementary Planning Document.
2. There will be a presumption against the demolition of buildings that make a positive contribution to the character of 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 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 seek 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. 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 boundary treatments 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 retention of original floorscape materials, both hard and soft, will be encouraged.
12. 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.



Other Publications

The Council produce the following supplementary Guidance leaflets that are relevant to the Harrow School Conservation Area

Conservation Areas: Residential Planning Guidelines
Listed Buildings: Planning Guidelines
London Borough of Harrow Conservation Areas
London Borough of Harrow Listed Buildings

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

Adopted May 2008

Produced by:
Harrow Council

Community & Environment Service
Conservation Team
Civic Centre
Harrow
HA1 2UY

Contact the team on:
020 8736 6100, or 6101
or
www.harrow.gov.uk/conservation