

# HARROW PARK

CONSERVATION AREA STUDY

Area Number 8



*Queens Gate, the other  
side of Cairnryan*

**T**he character of the area is derived mainly from the spacious and open nature of the grounds of the golf course and the very low density of development. Extensive planting and tree cover combine with these factors to provide an almost rural setting. The landscaping makes this one of the most beautiful in the Borough, particularly in and around the outstanding Serpentine lake feature in the north east corner of the conservation area. The historic qualities of this landscaping have contributed to its designation as a historic park in 1999.





Attractive landscaping and mature trees around the Serpentine Lake



Attractive detailing on rear elevations of properties on the north-east of Harrow Park

## 1. Introduction

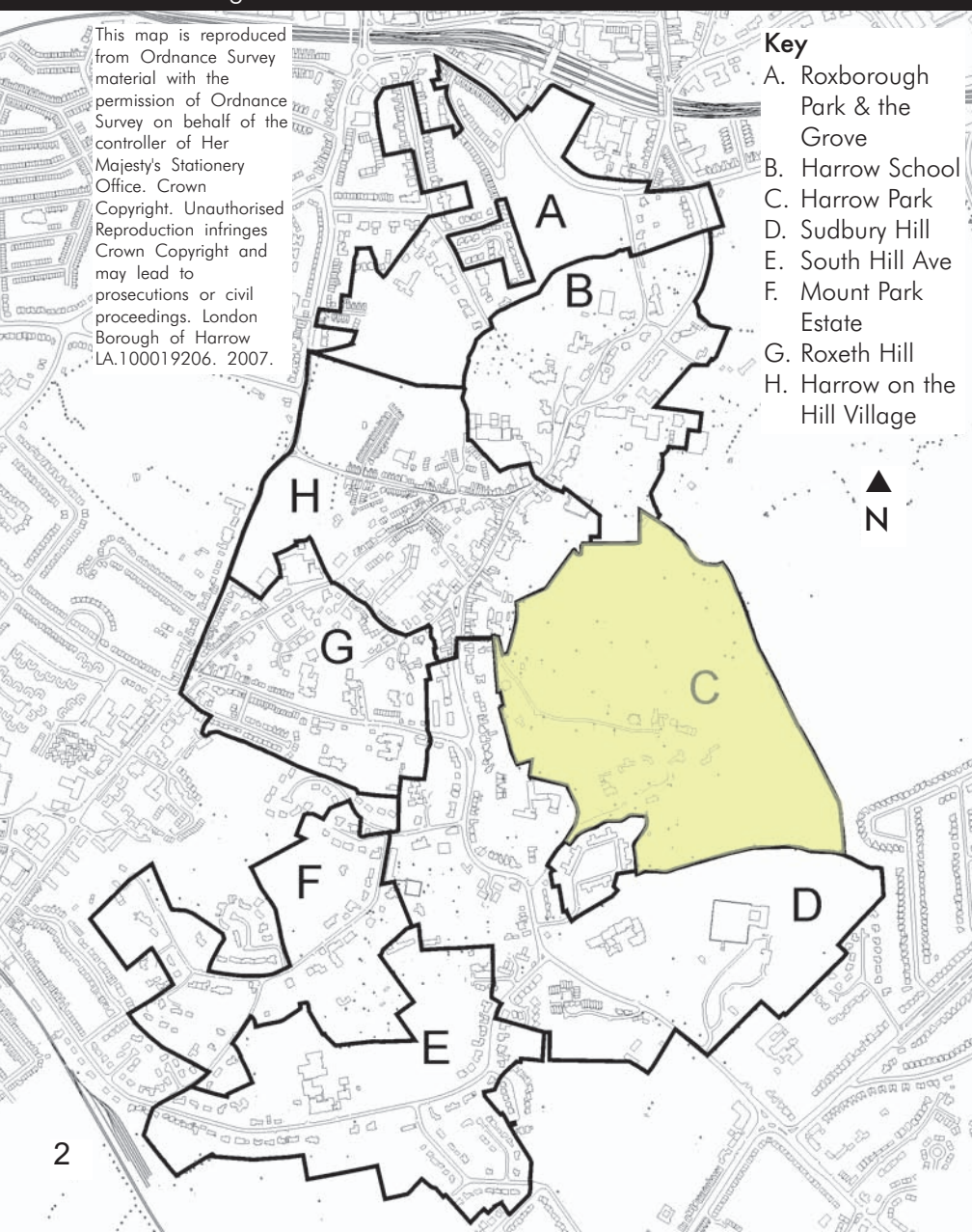
1.1 The character of the area is derived mainly from the spacious and open nature of the grounds of the golf course and the very low density of development. Extensive planting and tree cover combine with these factors to provide an almost rural setting. The landscaping makes this one of the most beautiful in the Borough, particularly in and

around the outstanding Serpentine lake feature in the north east corner of the conservation area. The historic qualities of this landscaping have contributed to its designation as a historic park in 1999.

1.2 Harrow Park Conservation Area is situated on the eastern slopes of Harrow on the Hill which runs roughly north/south along a spine of high grounds in the

suburbs of west London. Wembley lies 3km to the south-east, Kenton 2km to the north-east and Pinner a similar distance to the north-east. The area is bounded to the north by the Harrow School Conservation Area which is characterised by large dramatic Harrow School buildings. Similarly to the east it is bounded by buildings and playing fields of Harrow School. To the west are the Harrow on the Hill Village and Sudbury Hill Conservation Areas. The former is characterised by the High Street and a high density town centre feel whilst the latter is characterised by prominent detached and largely unchanged Victorian villas of great character. To the south and east of the area is covered by and bounded by Metropolitan Open Land at first containing part of the golf course and then open fields. The conservation area is therefore quite distinct in character from surrounding areas.

Map of Harrow Park Conservation Area in relation to the other surrounding Harrow on the Hill Conservation Areas



## 2. Planning Policy Context

2.1 Harrow Park was first designated as a conservation area in July 1969, and the boundary extended and amended in November 1990 to include an additional listed building and the open greenery of the Golf Course. The area comprises 50 acres, including Harrow Park and Julian Hill and the associated properties to these roads. The rest of the conservation area consists of the landscaped grounds to Harrow School used as a golf course and a serpentine lake. A covered reservoir was built in the southwest of the conservation area in 1972. The area



comprises 13 houses and outbuildings within extensive grounds.

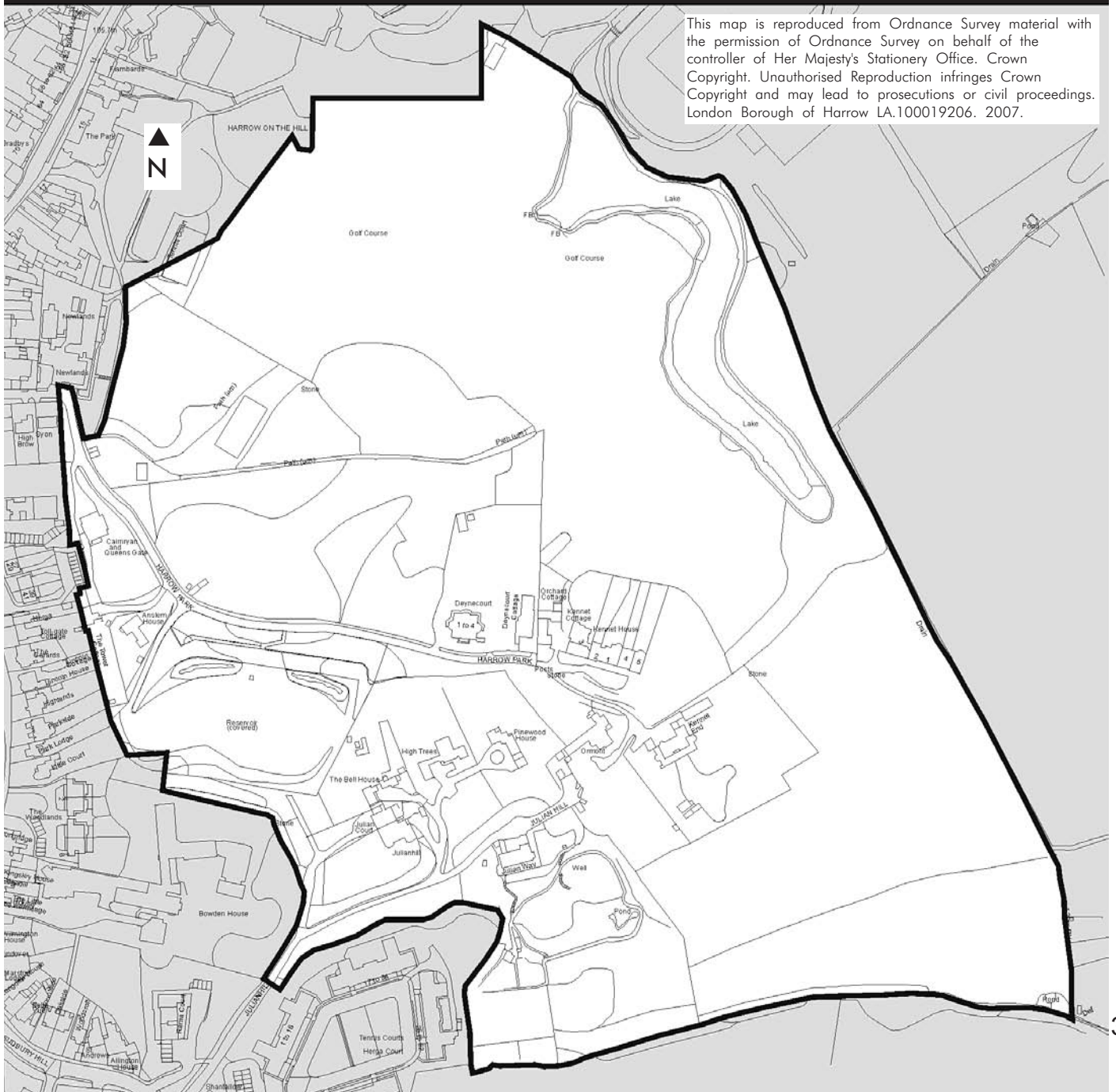
2.2. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to determine those areas of the environment which are considered worthy of preservation and enhancement,

and to declare these as Conservation Areas. Local authorities are further obliged to formulate policies and proposals for the preservation and enhancement of those conservation areas, and to pay due regard to the views of the residents and public in the formulation of those policies and proposals. These principles are

reinforced by national planning policy guidance provided by Planning Policy Guidance Note 15 (Planning and the Historic Environment).

2.3 This appraisal, and the linked management strategy supersedes the Harrow Park Conservation Area Policy Statement that was adopted in 1991 by Harrow

Map showing Boundary of Conservation Area





Good long distance views from the south west of Harrow Park due to the height and undeveloped aspect of the land



Council. Much of the information, ideas and policies from the 1991 document have been carried forward and developed in line with current English Heritage guidance. This appraisal and management strategy are formally adopted, and will carry weight as a material planning consideration for assessing all development proposals.

2.4 The purpose of this appraisal is to provide a clear analysis of the architectural importance, character and appearance of the area as a whole, which will help form the basis for making sustainable decisions about the area's future. The appraisal is linked to a management strategy for the conservation area, which identifies opportunities for enhancement along with policies to protect the area's character.

2.5 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 associated Harrow on the Hill Conservation Areas Supplementary Planning Document. It is important to note that no appraisal can be completely comprehensive and that the omission of a particular building, feature or open space should not be taken to imply that it is of no interest.

### 3. Summary of Special Interest

3.1 The extensive undulating, green historic landscaping within Harrow Park is the key point of special interest, with the serpentine lake to the north west creating an outstanding focal point. The dense greenery and mature trees make up boundary treatments and create a wonderfully sheltered, enclosed and isolated character to the south, and form an important part of the landscaping in the remaining area. There is a good quality of historic architecture with a number of properties retaining many attractive original features including decorative ironwork and terracotta detailing. Building development is found only in the south west area and this is light and focused towards the ends of these roads. Most of the properties are only visible in isolation when the greenery clears and do not exceed three stories, leaving a very low density of development feel. There are high quality views towards the greenery and architecture of the conservation area both from within and outside of the area's boundaries, and longer distance views across the undulating landscaped grounds of Harrow Park and out towards London. The sloping topography combined with the open land creates key views out towards London and allows the listed building of Deynecourt to have significant prominence as it is visible from all around to the north.

### 4. Historical Development

To understand an area's character today it is important to consider its history.

#### 4.1 Early History

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.

4.2 Settlement in the Harrow Park area dates to about 2,500 years ago when the area was inhabited by a Celtic people known as the Catuvellauni Tribe. Much of the conservation area can then be traced to the 14th century during the reign of Edward III when it formed part of the Manor of Flambards. This land was part of the estate that surrounded the old manor house which was situated on the site of numbers 27-41 London Road just outside of this conservation area's boundary in the Sudbury Hill Conservation Area (see Sudbury Hill Appraisal for more information on this). The estate continued to be passed through single landowners until 1885 when it was purchased by Harrow Park Trust which continue to own the land today. This continuous uniform ownership of the land since the 14th century helped to maintain the rural, undeveloped aspect that remains today.





View across the golf course towards the Serpentine lake with Wembley stadium in the background

### 4.3 Late 18th and Early 19th century

Many of these landowners carried out landscaping works the effects of which remain today. Most notably, in 1768 landowner Francis Herne commissioned Capability Brown and Henry Holland to landscape the park for the old mansion of Flambarth. The lake, a number of paths and some formal planting instigated at

this time now form part of the golf course. Indeed, the Enclosure Award of 1803 makes it clear that the basic structure of the present-day landscape was in place by that date. John Rushout, second Baron Northwick owned the land from 1807. He carried out improvements to the pleasure grounds which are evident today. These landscaping works relate to the new mansion house which was

built north of the site of the Old Manor House and remains today as 'The Park', High Street. This is located outside of this conservation area's boundaries in Harrow on the Hill Village conservation area (see Harrow on the Hill Village Appraisal for more information on this).

Map from 1744





4.4 The characteristic and continuing use of much of Harrow Park Conservation Area by Harrow School can be traced to the early 19th century. The current owner John Rushout was a Governor of Harrow School and by this stage the school had grown to dominate the town. So, he allowed the boys to use the grounds of the new

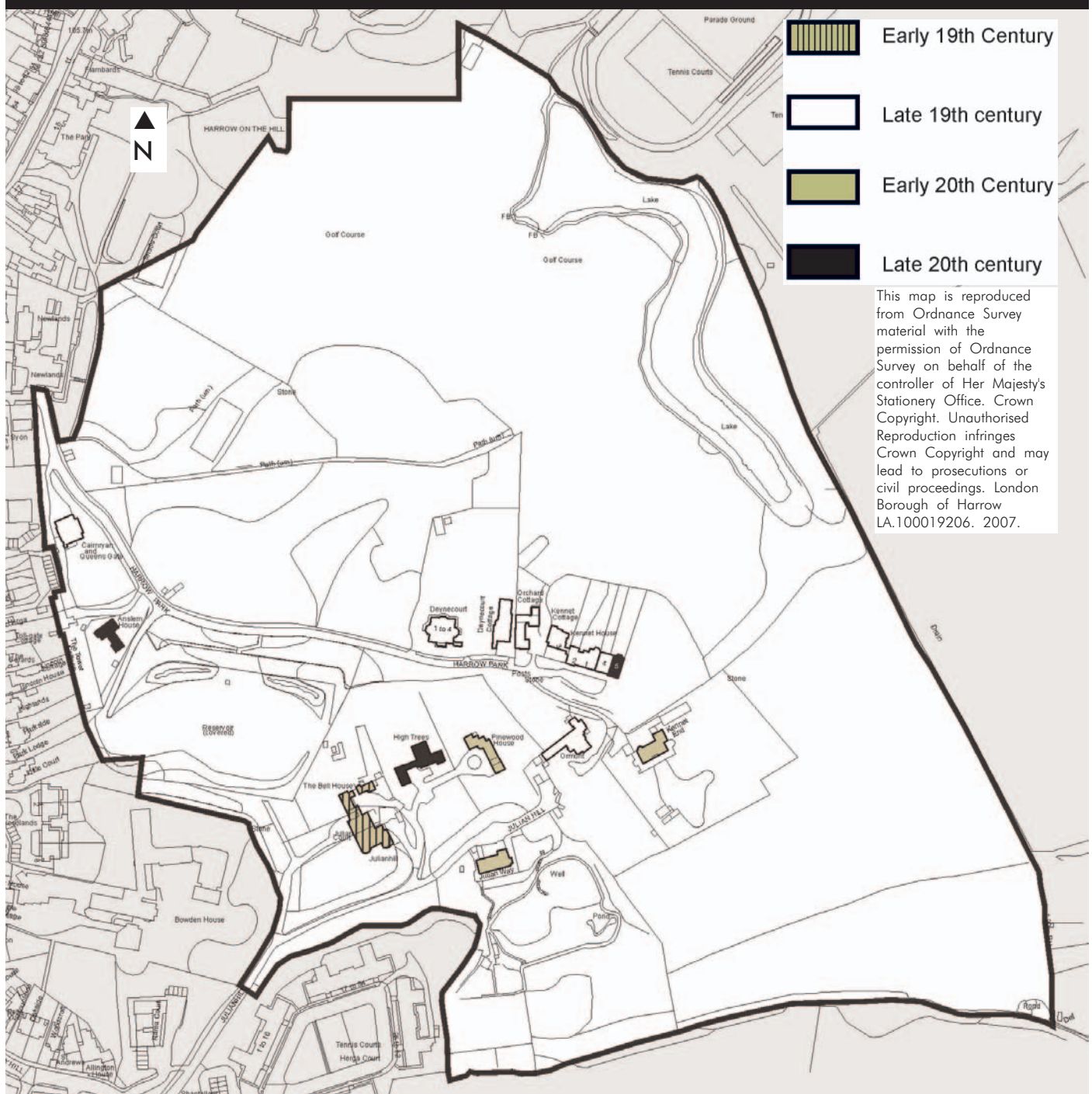
house for recreational purposes.

4.5 Jullian Hill was an area of land south of the Harrow Park Estate in separate ownership. This explains its separate development. The limited development along this track began with the establishment of Julian Hill in 1817 (the childhood home of

Antony Trollope) with Julian Hill a track linking this to Sudbury Hill (see age of buildings map).

4.6 To the south of Julian Hill was Orley Farm, which was the home of Trollope in his later years and some think was described in his famous book, 'Orley Farm',

Map showing Age of buildings





More recent  
development  
respects  
existing low  
densities



although some historians have disputed this. When the old farm house burnt down, the school using it moved to South Hill Avenue retaining the name "Orley Farm School" and the building was replaced with the present house.

#### 4.7 Late 19th Century

Harrow Park Trust intensified the use of the land by Harrow School

once they had purchased the freehold of the house and grounds in 1885 (see age of buildings map). Indeed, they drove the development of Harrow Park road with dispersed buildings for ownership and use by the school, for example, Kennet House. Buildings were mainly clustered to the north-east of the road, possibly due to the slope of the land to the rear providing a

good outlook, and this focus remains today. However, some of these buildings were built as private residences. For instance, two were commissioned for David Brown, a Leadenhall Street Shipbroker. It is interesting to note that the layout of Harrow Park road can also be traced to the time of the Old Manor House since it followed in part the line of the old perimeter drive.

Map of 1865



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More recent development in the conservation area has respected the established rural plan form and density of development by remaining limited and dispersed and focused in the south and west (see age of buildings map). Indeed, development has

by remaining subtle since built form is often not immediately apparent until closer inspection. The introduction of the covered reservoir to its south west is a key example as it is sheltered by dense vegetation. Perhaps the key change was the conversion of much of the landscaped gardens into a golf course, and a small

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Thick greenery creates a shady and tranquil character to Harrow Park Road

Sheltered setting of properties



area being set aside for a nature reserve. Importantly this has retained the openness that has been an important characteristic of Harrow Park for centuries.

4.9 Despite the existing plan form and densities of development being respected recent development pressure for this area, and the Harrow on the Hill area as a whole, remains high. Therefore care should be taken when considering any possible future development.

## 5.0 Archaeology and Geology

5.1 Archaeology and geology for this conservation area, and the wider Harrow on the Hill area, will be considered in the associated document entitled 'Harrow on the Hill Supplementary Planning Document'.

## PART TWO: THE CHARACTER OF THE CONSERVATION AREA TODAY

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

6.1 The topography of the area (see map) is characterised by a slope running west-east, from the ridge of the Hill (incorporating the south side of Harrow Park road and Julian Hill) to the outlying golf course, and the lake at the lowest part in the north east. The topography is particularly notable between the north side of Harrow Park road and the south side of this since there is a sharp drop here which acts as a key divider between the Julian Hill and Harrow Park road character areas.

Notably, the land suddenly drops down once again to the rear of the properties on the north side of Harrow Park road leading to dramatic and sweeping views of the openness of the conservation area beyond and long distance views outwards towards the more dense urban development to the north east of the Borough.

6.2 Residential development is light and largely clustered towards the end of Julian Hill and Harrow Park Road, which are minor offshoot roads running west to east on the higher south west land. A feeling of a low density of development is heightened as buildings are often only apparent upon turning a corner or upon closer inspection due to dense vegetation. To the north and east of these roads the sloping lower grounds of the golfing range remain empty of properties and therefore retain their openness. So, the light and clustered plan form to the south west, and the open land to the north and east together create a distinctly rural aspect.

### 7. Townscape Character Areas

7.1 The overall character of the conservation area is quiet and semi-rural, dominated by greenery as open grassland and dense tree and shrub planting. The two roads into Harrow Park have strong identities, and whilst elements overlap they are distinct from each other. Indeed, the steep bank on the south side of Harrow Park marks a clear divide between the two.

### 7.2 Harrow Park Road

This is characterised by a soft and sheltered feel due to the steep bank on the south side and the thick, tall mature trees and vegetation lining the road. However, there is a more open nature to it than that along Julian Hill as the road is wider and the vegetation lightens and opens out at times to reveal good sweeping and long distance views. For example, to the east of Deynecourt there are such views out across the garden, with clear views out northwards towards Harrow. These intermittent clear views out, along with the private pathways leading off Harrow Park road down into Harrow Park golf course, creates a permeable character area.

7.3 There are differing attractive short distance views throughout towards landscape features and groups of trees. This adds interest to the area as it is travelled through. The winding nature of the road and the contrast between the enclosed and open areas adds to the varied character.

7.4 Harrow Park Road has a wonderfully quiet character as it is a minor offshoot and is a cul-de-sac which considerably limits traffic volume. Also, the thick vegetation acts as a buffer insulating traffic noise from the busier adjacent road. This adds to the soft nature of the area as it means it is often only the rustle of the wildlife within the vegetation that is audible.

7.5 In most conservation areas properties are one of the dominating features, continuously





Shady enclosed country lane feel to Julian Hill

visible from the streetscene. However, here properties occupy a sheltered setting, set behind thick vegetation and away from and/or towards the end of the often winding road or driveway. This creates a discreet and subtle residential character. Equally though this adds an element of surprise, heightening the impact

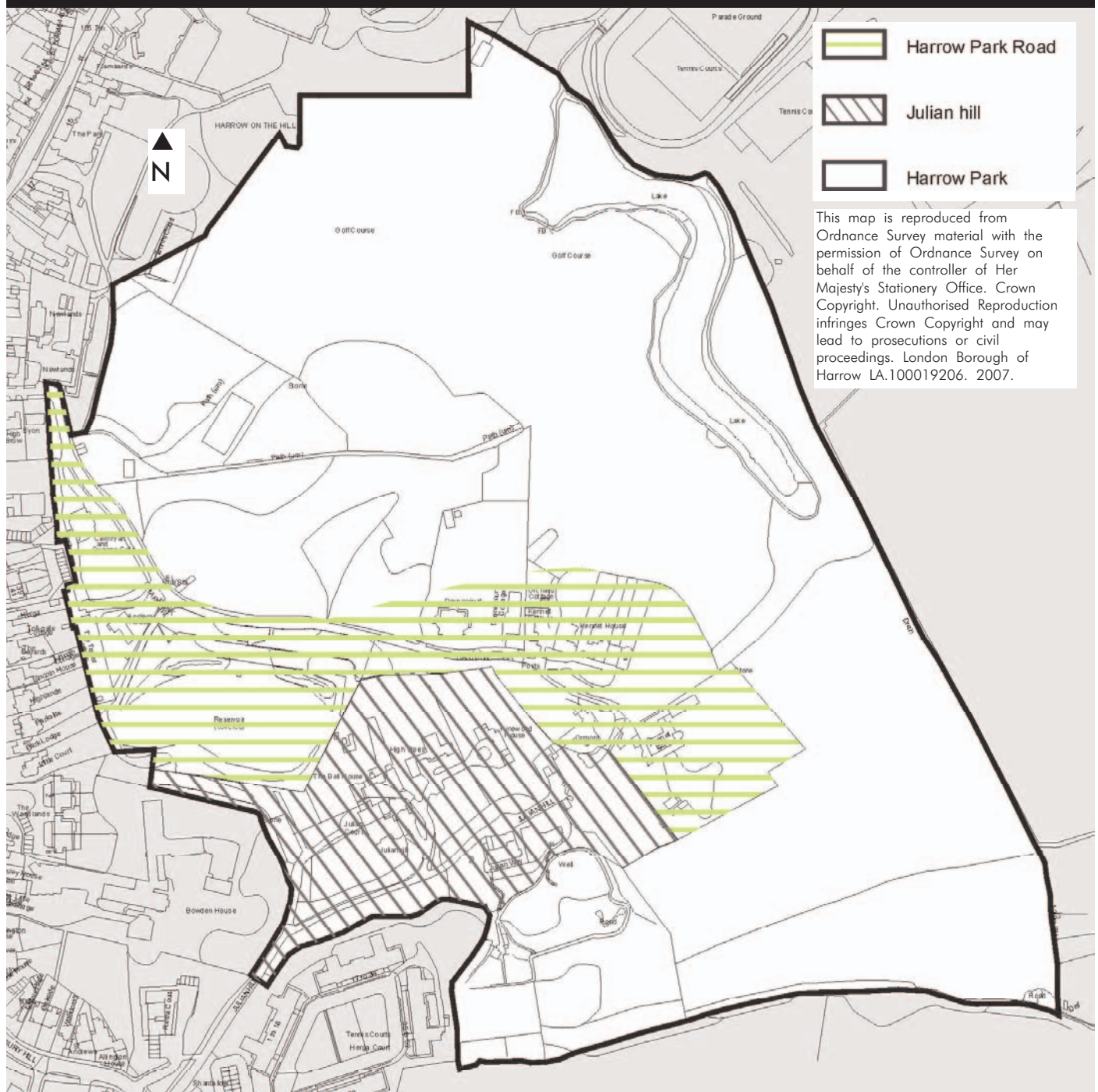
of properties upon finding them.

7.6 Properties are largely two to three stories with the upper level contained within the roof. Deynceourt is the exception, at 4 stories it is dominating within the landscape and prominent from two character areas.

## 7.7 Julian Hill

There is a shady and enclosed country lane feel to this road as it is narrow minor offshoot with tall, dense mature tree planting on either side forming a tunnel of greenery. This creates a similar quietness to that along Harrow Park (see paragraph 7.4) as well as a similar variety of attractive

## Character Areas Map







View across  
serpentine lake  
and open land  
of Harrow park  
towards St  
Mary's Church  
Spire

short distance views (see paragraph 7.3). In addition, the road forks to access the various properties at the end of this road. As along Harrow Park road properties generally occupy a sheltered setting thereby creating a subtle residential character (see paragraph 7.5). However, there are no through paths out of Julian Hill, and outward views can only be glimpsed through vegetation. Thus, the area is characterised by a unique and splendid isolation and solitude from surrounding Harrow. This road again feels distinct to Harrow Park road as it runs straighter, thereby creating a more continuous and unbroken feel.

## 7.8 Harrow Park

The open space of Harrow Park itself can generally be characterised by its areas of open grassland and extensive mature tree cover. The 2 hectare serpentine lake provides an outstanding focal point to this area. This and the footpath on its northside has a particularly quiet and sheltered character as it is surrounded by a variety of mature trees including; crack willow, horse chestnut, ash, and oak. The presence of ducks, fish and other wildlife add to the sense of tranquillity. This quiet, sheltered woodland feel continues to the south where there is a well planted copse around a small pond.

7.9 The land opens out to the west of the lake and south of the copse to open mature grassland, which combines with the undulating nature of the topography and trees dotted

around to create a sweeping, informal and rural character. Meadowland south of Kennet End adds a particularly attractive informal aspect. Despite opening out, the quietness is retained since the land is empty of buildings and the thick vegetation along the edge of the park insulates noise from surrounding Harrow. There is a dramatic feel to the area as the land rises steeply west of the lake and to the south west corner of the conservation area. This together with the undeveloped nature of this land, produces particularly strong vantage points. Good views are possible from here towards the open land and lake on the lower lying ground, and clear long distance views towards central London. This dramatic character is also achieved as the beautiful architecture of Deynecourt is visible permitting excellent views towards it from the surrounding golf course. Good short distance views and interest is maintained throughout this open land though as mature trees are continuously dotted around.

## 8. Key Views

8.1 Key views include those within, into and out of the conservation area and include those towards important features including: the undulating open land; mature trees; the serpentine lake, striking architecture (in particular Deynecourt and St. Mary's Church) and long distance views towards the centre of London including Wembley Stadium. Many key views are highlighted on the map. Key views into the conservation area are

those towards the open Harrow Park land. This includes views from the Harrow School Dining Hall and The Park on the High Street to the north west of the conservation area, where sweeping vistas are possible across the undulating Harrow Park, towards the serpentine lake and towards Deynecourt which occupies a commanding position propped up on raised land. The open space and tree masses form important source of views into the conservation area from the south and south east of the conservation area. As a consequence any development in this area would be very prominent, intruding into and detracting from these key views. Good views out of the conservation area include those from the serpentine lake out towards the attractive architecture of the High Street and St. Mary's Church spire and Harrow School Chapel spire. Long distance views out of the conservation area are visible from the higher land towards the north-east. For example, along Harrow Park road south of Deynecourt there are views across the sloping open garden, out towards central London beyond. Within the golf course this raised ground also allows sweeping views across the sloping open land and towards the serpentine lake.

8.2 Considering architecture this generally forms key short distance views due to dense surrounding vegetation. A key example is that visible towards Deynecourt Cottage. However, Deynecourt is an exception as it is set in a prominent position on raised land above the open golf course





View of attractive terracotta detailing of Deynecourt in the foreground and St Mary's church spire in the distance

allowing good longer distance views towards it from surrounding areas within and outside of the conservation area. Also, St. Mary's Church the landmark building of Harrow is another key exception, as is the Harrow School chapel, as there are excellent views towards these spires between Deynecourt and Deynecourt Cottage. Julian Hill and Harrow Park are otherwise characterised by short distance views towards good mature trees and groupings adding interest throughout. Please note the above is not a comprehensive list of all key conservation area views but an indication of the types of views that are important.

## 9. Activity and Uses Within the Area

9.1 Much of Harrow Park Conservation Area is characterised by recreational and sport uses by Harrow School, a large part of the park being managed by the school as a private golf club. In contrast, Harrow Park road and Julian Hill are characterised by residential use. Whereas many of the larger properties and associated buildings on Harrow Park road are used as accommodation for Harrow School masters and other employees, Julian Hill consists of mostly private residential use. Also, whereas Harrow Park is mostly characterised by substantial buildings that have been divided into flats (the earliest conversion taking place in 1948), Julian Hill, consists mostly of single family dwelling houses. Key activities and uses are shown on the map.

## 10 Architectural Qualities

10.1 The architecture of the area is very varied, comprising buildings of a number of different styles and periods. However, a high quality of materials links them together. There are three Statutory Listed Buildings at present, but there a number of buildings which are of a high standard of architectural design and are included on the Local List or are positive unlisted buildings (see map). A number though make a neutral or negative contribution to the conservation area.

### Harrow Park Road 10.2 Victorian Residential

These are all found along Harrow Park and are characterised by two to three stories, red brick and hipped slate roofs, mostly with timber sash windows. The most outstanding is Deynecourt which is attributed to the architect J Walford. This is partly due to the particularly warm fine red brickwork but also its prominent siting (making it a landmark when viewed from the golf course and beyond), its relatively large scale and the rich detailing of its Italian style with terracotta detailing. Of particular note are the intricate moulded window surrounds, the elegant porte cochere, and fine wrought iron balcony and stairs.

10.3 A similar level of attractive detailing is apparent on the Arts and Crafts style Orchard Cottage designed by Arnold Mitchell. This features typical Arts and Crafts features including an overhanging first floor, an attractive square

leaded oriel window below the overhanging gable above. The gable end features a finial in the form of a dragon however which particularly makes it stand out. Unfortunately a number of satellite dishes have been added which detract from its traditional style.

10.4 Otherwise the designs are relatively simple. Cairnryan is designed in the 'chalet style'. Kennet Cottage and Kennet House both use blue brick string courses and a corbelled dogs leg cornice although the latter has more varied detailing particularly on the garden elevation with keystones, bays and a tower feature for example. Deynecourt Cottage, originally the coach house to Deynecourt, although was probably built later. The building is of a long narrow plan with a hipped slate roof and a dentilled eaves cornice. The rear of the cottage steps down in successive storeys, following the slope of the hill. All rear elevations of those along the north side are notable for their detail however.

### 10.5 Georgian style

Kennet End is an 1940s imposing traditional Georgian style property. The house which is not of great architectural merit has been greatly extended but retains panoramic views across the golf course to the city. Ormont, is of an earlier date (it may have originally been outhouses or servants quarters attached to Kennet House) but relates well to Kennet End. This is because it underwent rigorous alterations in the 1920s, and again in 1972. However, its architectural impact



'Chalet style' of Cairnryan

Julian Hill, childhood home of Anthony Trollope



is limited as the house is hidden from view by abundant trees and shrubs.

## 10.6 Modernist

South of these buildings is Anslern House constructed in the mid 1960s. The modern design and materials of the building are not in character with this part of the

Conservation Area but the lush greenery of the boundary partially screens the building from the road.

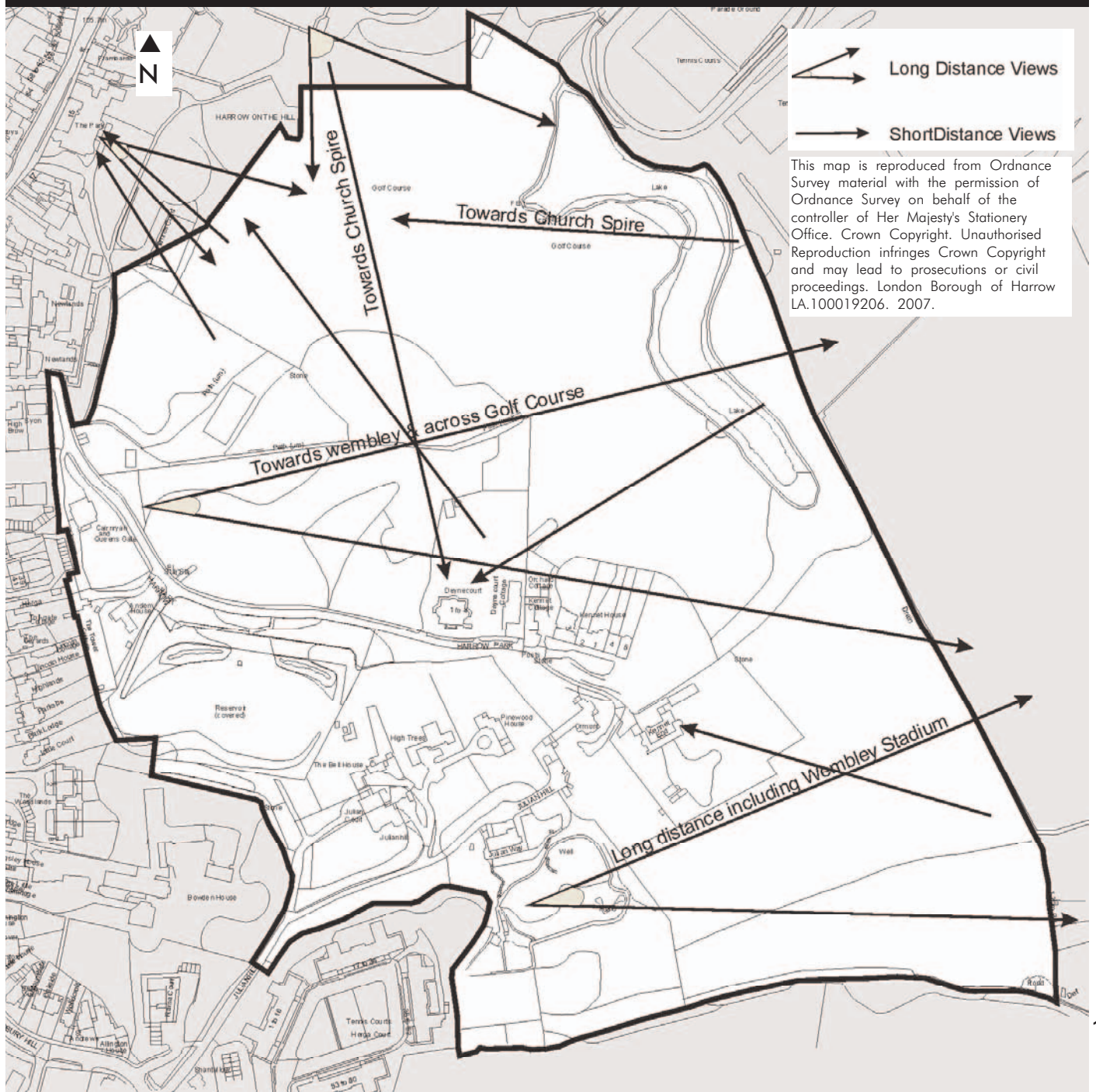
## Julian Hill

### 10.7 Victorian & Edwardian Buildings

Dating from 1817, Julian Hill is the oldest property in the

Conservation Area and was the childhood home of Antony Trollope. The oldest part of the house is of a simple but elegant design with a bow front to the garden elevation, and a pitched slate roof with a deep soffit. There is a four storey late Victorian addition with a gabled elevation, which now forms Julian Court. To

Map showing important views into and out of conservation area







The Folly,  
an  
intriguing  
locally  
listed  
structure

Attractive  
'rustic'  
character  
of  
Pinewood,  
Julian Hill



the road is a single storey entrance wing which dates from 1910, and which has a grand rusticated doorway with ionic columns and an oval, glazed fan light. The Bell House was the coach house and stables to Julian Hill, and was probably built in the early to mid 19th century. It still retains the bell from which it derives its name.

10.8 A small section of old wall and the remains of a tower like structure are situated on what

would originally have been the northern boundary to the grounds of Julian Hill. Although no records exist of this feature it is quite possible that it was built as a folly to be seen as part of the landscaping from The Park although it is unfortunately no longer visible from this area.

10.9 Edwardian red brick Julian Way, which is also a Listed Building, lies immediately to the south of Julian Hill. The house is an attractive Arts and Crafts

design by Arnold Mitchell. The house has three bays/gables to the garden elevation and two to the rear. It has a steeply pitched roof and oversailing gables supported on the garden elevation by decorated scrolled brackets. The upper part of the building is tile hung, while the ground floor is rough rendered in a natural colour. The main entrance is from Julian Hill through a small, enclosed courtyard providing an sheltered character, which is at a lower level than the road. Providing a good setting to the conservation area is a terrace to the rear, which looks out over the extensive landscaped gardens falling steeply away from the house.

*Orchard Cottage has a very attractive rear elevation to this locally listed property*



## 10.10 Twentieth Century

The other properties on Julian Hill are more modern, with 'Pinewood' probably dating from the 1930s. It is of a simple design with a dominant roof and rather 'rustic' appearance. The adjacent building known as High Trees, is a building of modern design incorporating materials not unsympathetic to the Conservation Area. Unlike the other houses, it is not screened from the road by planting and is quite visible.

## 11.0 Prevalent and Traditional Building Materials and Local Details

11.1 Prevalent traditional materials include red and yellow stock brick, white painted timber sash and casement windows and slate tiled roofs. Interesting local details include decorative terracotta, timber (as brackets), tile hanging and ironwork that add variety and





interest to the area. There is also notable moulded brickwork for instance as cornices and window surrounds. Brickwork also adds variety and interest as blue brick banding is used.

## 12. Streetscape

### 12.1 Street Furniture

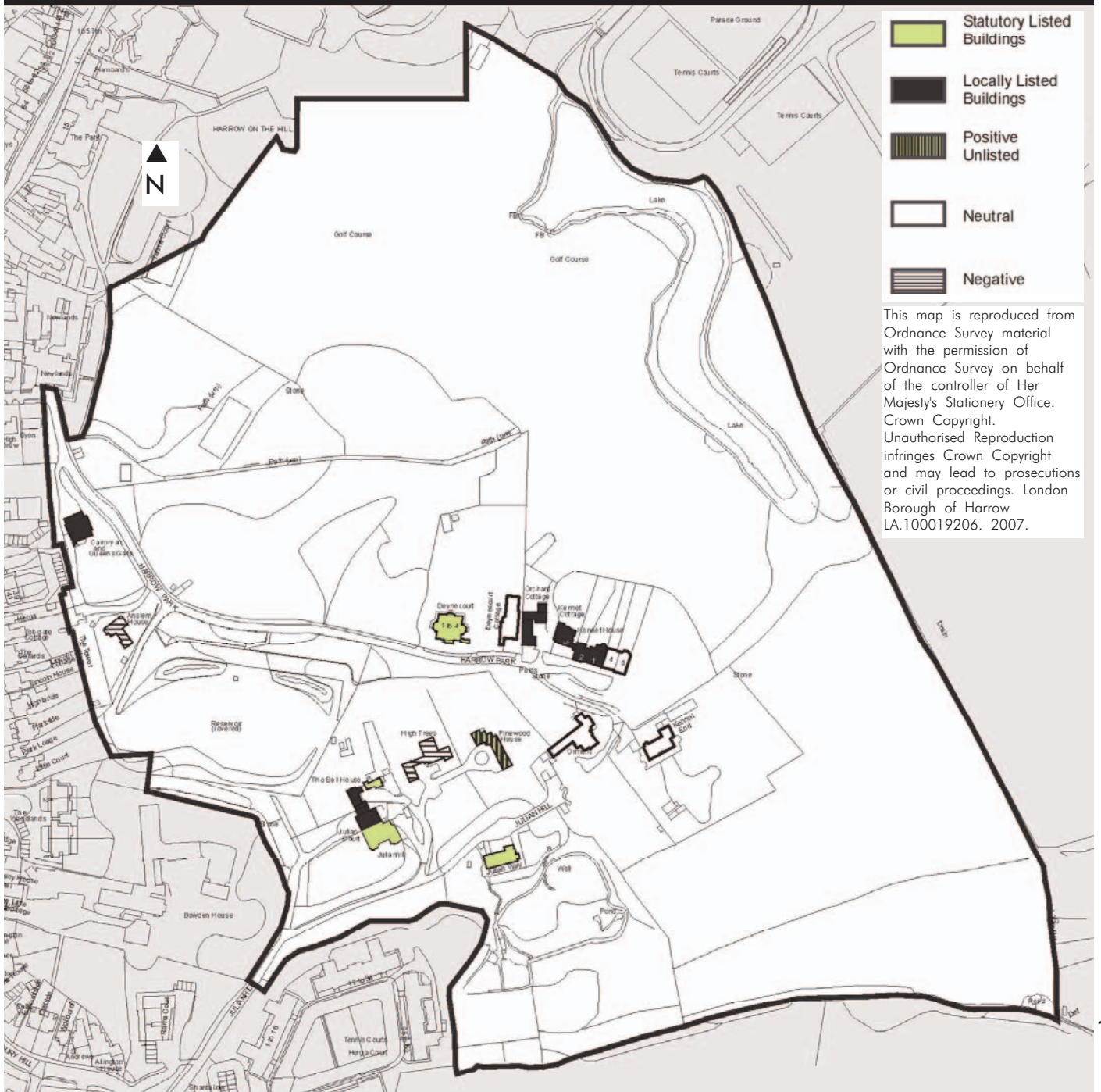
This consists solely of lampposts along Harrow Park road which are neutral in appearance. Materials used do not relate to those already within the properties in the area or their character. However,

they are nonetheless quite bland and unobtrusive.

### 12.2 Roadsapes and Pavements

Julian Hill creates a soft and informal character as it consists of an unmarked road with no pavements either side and the

Map showing Positive, Negative and Neutral buildings







Largely informal boundary treatments along Harrow Park Road with low brick walls bringing instances of formality

Driveway entrances lack gates adding to the informal feel



## 12. Problems, pressures, negative features and potential for enhancement

road leads directly into most driveways. Harrow Park has a more formal character than Julian Hill given the tarmaced roads and raised kerb and pavement on the north side. However, it retains a similar informality as the road usually leads directly into driveways with no change in surface material, unless there is a change to a lighter gravelly material. Also, the minimal road markings are contained on the intermittent road bumps and the pavement peters out towards the end of the road as the raised kerb is lowered and surface changes to moss covered tarmac or grass.

### 12.3 Boundary Treatments

Garden boundaries of the properties and the edge of the golf-course are not well defined, incorporating groups of trees, shrubs and some fencing. This 'loose' boundary helps to maintain a soft informal transitional area between open land and rear gardens.

12.4 Along Harrow Park road boundary treatments create a soft and informal character as they consist largely of thick and tall vegetation with some stretches of timber fencing largely less than one metre high and allowing through views. Only on occasion are fences taller than this and allow no through views. Also, the roads always lead directly into the driveways of properties with no gates blocking the entranceways. Boundary treatments bring instances of formality to the streetscene however. In front of Deynecourt and Deynecourt Cottage for example, there are good stretches of Victorian soft red brick walls that tie in with the

properties behind them.

12.5 Along Julian Hill boundary treatments appear largely as dense vegetation and hedgerows, which gives the impression that it has been allowed to grow wild with just the occasional cut back. These are very important in terms of visual amenity as it contributes greatly to the sheltered character of the area. Occasionally there are low level metal wire fences but these blend in with the background vegetation. However, in one instance there is a heavy, solid tall thick timber fence surrounding Julian Hill creating a hard formal character and as a result it appears very much out of keeping.

### 13.0 Green Spaces and Ecology

13.1 As a result of Harrow Park's history and especially the landscaping carried out by Capability Brown, the Conservation Area contains a rich and wide selection of trees, shrubs and plants. Areas of extensive greenery and tree masses are highlighted on the green spaces and ecology map although this is not exhaustive. In turn, these also support a wide selection of fauna, in what is, in its wider context, essentially an urban area. This provides a valuable contribution visually to the area but also in terms of nature conservation. Particularly notable in the above respects is the serpentine lake. This provides a valuable wildlife habitat, surrounded by a variety of trees comprising; crack willow, horse chestnut, ash, field maple, oak, hornbeam, beech, yew and towering London plane trees.

These overhang a fringe of hammer and remote sedges, stands of yellow flag, reedmace and great hairy willow-herb.

13.2 Due west of the lake is an area set aside as a nature reserve, about 7.5 acres in size, containing a wide range of habitats including a patch of hazel coppice. It contains a small pond, the margins of which provide a habitat for much the same species as those around the lake. For further information on the above please refer to 'Sites of Importance for Nature Conservation for Harrow 2005'. The identifies Harrow Park as a 'Site of Borough Importance in Harrow'. These are sites where environmental damage would be a significant loss to the ecology of the Borough. The area is therefore very important in terms of nature conservation as well as for its historic links for which this land was designated a Historic Park in 1999.

13.3 The undulating open grasslands of the golf course are particularly valuable providing a contrast to the enclosed and sheltered character of the remaining conservation area and clear views towards London. These are protected from development by their status as Metropolitan Open Land. Although the golf course replaced some rich wet meadows with ordinary grassland, this is redeemed to some extent as some meadowland is retained south of Kennet End and there is also the retention of some very old hedgerows and a small linear copse to be south.



Extensive areas of open greenery form Harrow Park

Meadowland provides an excellent setting for Kennet End Park



13.4 The hedgerows are made up of a variety of species including typical trees and shrubs such as blackthorn, hawthorn, field maple, English elm, ash, field and dog rose, elder, oak, and bramble. The hedgerows (including boundary treatments) and where they exist, verges, constitute an important element of the

environment of Harrow Park around the roads and also in the more open spaces of the Park, in terms of visual amenity and also with respect to nature conservation.

13.5 The trees within the Conservation Area are safeguarded by its designation

(under Section 211 of the Town and Country Planning Act 1990), as well as the Tree Preservation Orders served in the area (under Section 197 and 199 of the Town and Country Planning Act 1990). Further Tree Preservation Orders may be required where trees are threatened or their future retention 'prejudiced'. The Council will also

Map to show Green Space and Ecology







Variety of greenery surrounding the Serpentine Lake

consider making orders under any new powers that may emerge with respect to important hedgerows.

## 14. SUMMARY AND MAIN ASSETS

14.1 The general condition of the area is good as examples of erosion in character are few. The main assets are the feeling of openness, and the quality of greenery which gives a semi-rural character to the area. The high level of planting of various species, both within the landscaped park setting and

within gardens of properties give a high ecological quality and a visually attractive area. The park adds a historic attribute since for example, some landscaping can be traced to Capability Brown. It was designated a historic park in 1999. There is a good architectural quality and spacious setting of the houses and a high standard of maintenance of houses and grounds.

Development has been restricted to the higher slopes of the Park, generally not intruding into areas of open landscape. The unbuilt up topography of the area allows

good views from the east towards Harrow Park and the School and views from the area outwards towards London. However, some development have altered the character of the area, for example, the introduction of the covered reservoir in Harrow Park. However the high level of screening has ensured that the potential impact has been reduced. Similarly the introduction of the golf course has altered the historical landscape to some degree.

*Attractive landscaping incorporates many mature trees and allows long distance views beyond*



Crumbling  
brickwork of  
attractive  
front wall  
posts



## 15. Problems, Pressures, Negative Features and Neutral Areas

**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 Harrow Park 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?	Location	Description (Why negative? Scale? Design? Condition? Unauthorised work?)
Heavy, thick, tall wooden panelled gates and relatively untidy land behind.	Harrow Park road	Entrance gates of any kind are out of character in this conservation area as they are at odds with the informal, open nature of driveways. The one instance there are entrance gates to a private pathway they are timber picket fences. The land behind the gates is relatively untidy with building materials dumped here.
Crumbling brickwork	Front wall post to one property along Harrow Park Road	Currently, the wall in front of Deynecourt helps provide a good formal setting to the grade II listed Deynecourt mirroring its corbelled brickwork details. However, if this crumbles it detracts from the setting of this building and will detract from the architectural quality of the gatepost itself.
Tall, solid timber fence as a surrounding boundary treatment	Julian Hill	Boundary treatments generally consist of dense vegetation or it is low level and it is possible to see through them.
Satellite dishes added	Harrow Park Road	These detract from its traditional character.
Broken fencing	Outside Cairnryan and Queens Gate	This creates an untidy appearance at odds with the otherwise high quality of 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 Harrow Park Management Strategy.

Neutral Area	Location	Description
Covered reservoir	South side of Harrow Park between Anslem House and Bell House	This has a dark red brick covering and is surrounded by a tall dark red brick wall. It follows the line of the steep slope on the south side of Harrow Park.
Street Lamps	Intermittent along Harrow Park road	Their concrete material is out of keeping with the building materials in this conservation area. However, the bland design means they neither detract nor add positively to the character of the conservation area.
Hidden folly	Intermittent along Harrow Park road	This is now no longer visible from the open Harrow Park



# HARROW PARK

## Public Consultation

This document, and the associated management strategy, were subject to public consultation. Views were sought from local residents, councillors, the Conservation Area Advisory Committee, the Harrow Hill Trust, English Heritage and stakeholder groups, among others. The documents are displayed on the Council's website. They were amended to reflect the views expressed by respondents to the consultation. The documents were recommended for approval by the Local Development Framework Panel and subsequently adopted as formal planning documents by Cabinet.

Please call the number below for a large print version of this document, or a summary of this document in your language.

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

020 8736 6180



## Other Publications

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

Conservation Areas: Residential Planning Guidelines  
Listed Buildings: Planning Guidelines  
London Borough of Harrow Conservation Areas  
London Borough of Harrow Listed Buildings  
Harrow Park CA Management Strategy (draft)

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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