

HARROW ON THE HILL VILLAGE

CONSERVATION AREA APPRAISAL

Area Number 9



Harrow on the Hill Village Conservation Area forms the historic core of the Hill, scattered with the area's earliest buildings. Its unique townscape comprises a historical settlement of considerable antiquity and visual quality, set along an irregular network of ancient highways, and bounded by open spaces, which serve to accentuate its distinction from the surrounding London sprawl.

PART ONE: THE CONTEXT

1. Introduction

1.1 Harrow on the Hill is a conspicuous site: a large wooded mound rising over 70m above the surrounding plain, and surmounted by an ancient church and spire it creates an impressive view, cherished from many points around.

1.2 Harrow on the Hill Village became a conservation area in 1968. The area is situated in North West London, within walking distance of Harrow town centre and Harrow on the Hill Station. There is an approximate population of 1,700 living within the conservation area, which is situated on the western slope of Harrow Hill. The conservation area comprises 21 hectares and runs from the rear curtilages of

properties on the east side of High Street westwards to Bessborough Road, stretching between Byron Hill Road to the South and Church Fields to the North.

1.3 The North is bounded by Roxborough Park and the Grove Conservation Area and Harrow School Conservation Area, with Harrow Park Conservation Area lying to the southeast. Roxeth

Map - Listed Buildings, Locally Listed Buildings, Archaeological Priority Areas and Sites of Nature Conservation Importance





*View of spire
from Old
Etonian
Restaurant*

Hill and Sudbury Hill Conservation Areas bound the area to the South, and to the West and East lie areas of open space, designated as Metropolitan Open Land. The designation of these areas is in recognition of their architectural and environmental quality. Their protection and enhancement is considered to be of great importance. The entire area has also been designated as an Area of Special Character and many its properties within the conservation area are subject to an Article 4 Direction to control a number of minor works.

2. Planning Policy Context

2.1 This appraisal, and linked management strategy, supersedes the Harrow on the Hill Village Conservation Area Policy Statement that was adopted in 1992 by Harrow Council. Much of the information, ideas and policies from the 1992 document have been carried forward and developed in line with current English Heritage guidance.

2.2 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 its character.

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 associated Harrow on the Hill Conservation Areas' Supplementary Planning Document which accompanies all Harrow on the Hill Conservation Area Appraisals. The Harrow on the Hill Environmental Strategy Report which was carried out in 1996 and Heritage Economic Regeneration Scheme, which was begun in 2002, has encouraged recent changes to Harrow on the Hill and has helped to identify other potential enhancements within the area, in particular: better traffic management and preservation of the core shopping area, to which the appraisal makes reference, within both the character study section as well as in the management strategy. The documents are also set within national policy guidance provided by Planning Policy Guidance Note 15 and the 1990 Planning (Listed Building and Conservation Area) Act. 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. Summary of Special Interest

3.1 A conservation area is defined as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Harrow on the Hill Village Conservation Area is of special interest for a variety of reasons, although principally this can be linked to the area's wealth of history and significant amount of listed buildings, as well as close historical associations with Harrow School and obvious underlying landscape character.

3.2 Harrow on the Hill Village Conservation Area is set within the immediate context of a prestigious boys school that shares the area's name. Harrow School's cricket grounds frame the conservation area on its western edge to create a marked and pleasant green entrance into West Street. The School's boarding houses, classrooms and offices, many of which are listed, surround the northern and eastern perimeter.

3.3 Otherwise, the area is predominantly residential, although some commercial and industrial uses are apparent, especially along High Street and West Street, creating dynamic

pockets within the conservation area. The area also encompasses a number of specialist shops of interest, but in general any office or retail potential here is considerably outrivalled by Harrow's town centre.

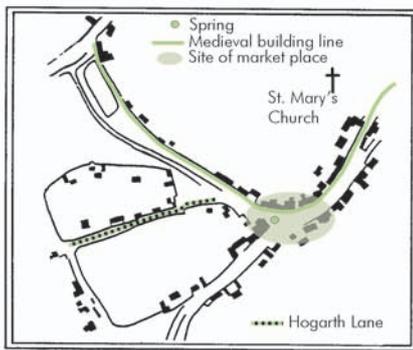
3.4 Harrow on the Hill was once however an important commercial centre in its own right before this emphasis shifted

to Harrow town centre. The growth of specialist shops and workshops on The Hill developed in close association with the expansion of Harrow School from 1859 to 1884, during which time the area's residential development was also considerably increased. As such, the Victorian era saw a significant proportion of the area's dwellings and streets built and laid out to house artisans

and school employees. The close relationship with the boy's school has continued to remain significant in terms of the area's social interest as well as its historic planned layout. Today, a number of properties are still occupied by Harrow schoolteachers.

3.5 In its wider context, Harrow Hill is a well-recognised and dominant landmark that is an easily recognisable feature from within, and on approach to, the London Borough of Harrow.

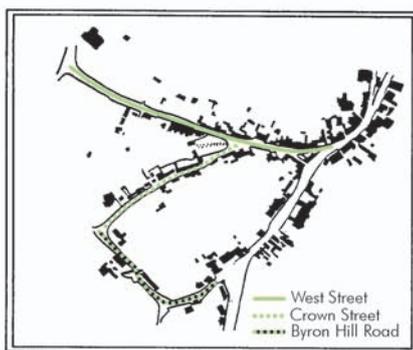
Maps demonstrating Urban Development



Harrow Messeder Lands 1759
Isaac



Enclosure map around 1818



Rate Assessment Map 1852



O.S. 1864



O.S. 1990



4. The origins and historic development of the area

The urban development maps mark key periods of historic growth from the 18th century and highlight some surviving elements that have helped to determine the conservation area. It can be seen that early development was concentrated along main roads or tracks in a ribbon-like fashion, with little building on backland areas, however as development reached saturation along the main roads, new roads were built behind, creating cul-de-sacs. The most accelerated phase of growth in the last 150 years is also evident.

4.1 Early settlers of the Hill, who may have been Pagan worshipers, are likely to have been attracted by the prominent wooded ridge visible from miles

around. Records show that by the 9th century this very early settlement had grown under the Saxon Kings of Mercia and then further expanded by the Archbishops of Canterbury. The Domesday Book of 1085-86 shows the Hill was still within the Archbishop's ownership and the lands held considerable monetary worth. There were 117 heads of families within the Manor of Harrow, not just on the Hill, although the priest was presumably located there.

4.2 With fabric dating back to the 12th century and set on the Hill's peak, St Mary's Church stands proud as a landmark feature of very early origins. Set within a picturesque churchyard and woodland setting, it is literally the high point of the area. Harrow on the Hill developed as a settlement running south from St Mary's with initial organic growth along the frontage of natural pathways crossing the elongated land island. At its earliest stages this route, which became the High Street, roughly followed the north-south line of the Hill's ridge. A medieval route named Old Village Way cascaded down the Hill's western flank away from the beginnings of the High Street to meet with flatter terrain below. This medieval route would explain the siting of one of the earliest properties within the conservation area, Old Pye House or Pie Poudre Court, as it was then known. Only a small

section survives today and is the only remaining evidence of this medieval building line, which would have been located to the rear of the later developed West Street. The former courthouse derived its name from *pieds poudres*, which is French for dusty feet, a name which is likely to have been derived to reflect the area's market town roots, which regularly saw travellers to and from the Hill.

4.3 The significance of the village settlement grew with the advent of a weekly market and annual fair, granted by Royal Charter from Henry III in 1261. The fair was held on Church Fields to the rear of the Old Village Way and the market is likely to have been held where this pathway met the High Street to allow space for the trading of goods and livestock. It is interesting to note that Harrow on the Hill was quite early in this respect, as most towns did not gain this privilege until the 14th or 15th century. The weekly market lapsed at the end of the 16th century, but the annual fair continued until 1872.

4.4 In 1544, the Manor of Harrow passed from the Church to the Crown. Henry VIII held the Manor for two years before granting it to Christ Church, Oxford. Records for the area at this time indicate that the Manor of Harrow was probably the largest in Middlesex, as well as one of the richest. The prestige

of the area was continued through the establishment of Harrow School, founded in 1572 under a Royal Charter granted by Elizabeth I to John Lyon, an educated wealthy landowner, for the provision of education to local boys. The village of Harrow on the Hill began to expand at this time to accommodate the necessary traders and small businesses to serve the school.

4.5 During the mid 19th century Harrow School saw further expansion under Dr Vaughan's headship, which gave rise to significant school buildings such as the Chapel. The Chapel and New Schools were built during Vaughan's headship. Other significant buildings, the Vaughan Library, Speech Room, Gymnasium & Workshop, Science Schools, old Music School (now the Museum of Harrow Life) and Butler Museum & Museum Schools date from the period of his successor, Henry Montagu Butler, which included the school's Tercentenary Appeal, to raise funds for these new buildings (for more information see Harrow School CA). The rapid growth at this time saw the layout of a number of streets including Trafalgar Terrace, Nelson Terrace and Victoria Terrace, many cottages of which were to become occupied by school employees. The form of Harrow on the Hill today generally reflects the

*View from
the top of
Short Hill
steps*



development of this period and the street pattern and building form of this time remains largely intact and central to the conservation area's built character.

4.6 The area's earliest buildings tend to be collected around the site of the historic market place where West Street meets High Street, helping to demonstrate the original development of the area. Crown Street, and some properties on Byron Hill Road were constructed by the early 1800s, growing gradually denser by 1852. Part of Wellington Terrace, Victoria Terrace and Waldron Road were built within ten years of this date, and Nelson Road followed in the later half of the 19th century. Modern streets such as Leigh Court and Yew Walk were developed in the following century, by which time the focus of Harrow on the Hill had shifted from east to west, which is demonstrated on the map showing the area's morphology.

4.7 By the turn of the 20th century, the High Street was a flourishing commercial area with notable numbers of medical practices and other professional services. Crown Street and West Street were also important shopping centres, with over 30 suppliers of products ranging from straw hats to harnesses. West Street contained a poorhouse at nos. 31-35 until the 1830's (later converted into

a dwelling house), a Mission Hall, a District Nurses' Home and a forge. A new civic building was built on the corner of Byron Hill Road and the High Street, replacing the previous civic offices formally located at 49 High Street. The Police Station on West Street was opened in 1840 and rebuilt in a different location in 1873, and a fire station (now offices) was built on the High Street in 1888 and had Council offices above. Gas streetlamps were introduced between these dates in 1850, and in 1880 Harrow on the Hill Station was opened close to the foot of the Hill providing a fast link between Harrow and central London. An imposing bank, the London and Home Counties Banking Co, was opened in May 1890, and a public hall was built in 1874 opposite the King's Head, later becoming a cinema and is now Cafe Cafe.

4.8 The King's Head remains a landmark feature of the High Street, and is believed to stand on the site of Henry VIII's hunting lodge. However, there is no historical evidence of the King or Cardinal Wolsey ever visiting Harrow, nor, for that matter, Thomas Cranmer, Archbishop of Canterbury, who was Lord of the Manor for Harrow from 1532 to 1545. Other hotels and public houses tended to be situated on Crown Street, which was formally known as Hogarth Lane. In the 19th century, Hogarth Lane was renamed

Crown Street after the Inn of the same name. The North Star is now a private residence but interestingly still exhibits decorative pub signage. In addition to those mentioned, Crown Street also held a workingmen's club and the Bricklayer's Arms, which is now also a residential dwelling. The Cricketer's Inn and The Castle (still a public house) were located on West Street, and the Lord Nelson could be found on Nelson Road on the site of nos. 16a and b.

4.9 In addition to St Mary's Church and the school chapel there were once a number of other religious buildings within Harrow on the Hill, including, the Baptist Chapel on Byron Hill Road, which survives today as offices, and the Wesleyan Chapel on Roxeth Hill. The Baptist Chapel is now known as the 'Welsh Chapel'. Aside from these, there was also the Roxeth Mission Hall as well as the Roxeth Parish Hall on West Street.

4.10 The rapid growth of surrounding areas across the Borough of Harrow during the interwar period coupled with population increase saw the gradual decline of commercial activity on Harrow on the Hill, as well as the marked shift in civic administration in favour of the expanding Harrow Town Centre which slowed development of the Hill. Post-war development



Looking down West Street



Junction of Crown Street and West Street

has included substantial developments such as Leigh Court and Yew Walk and there has also been significant, but limited amounts of infill development throughout the area.

Archaeology and Geology

4.11 The totality of the Hill's archaeology is important because of its complex layers of

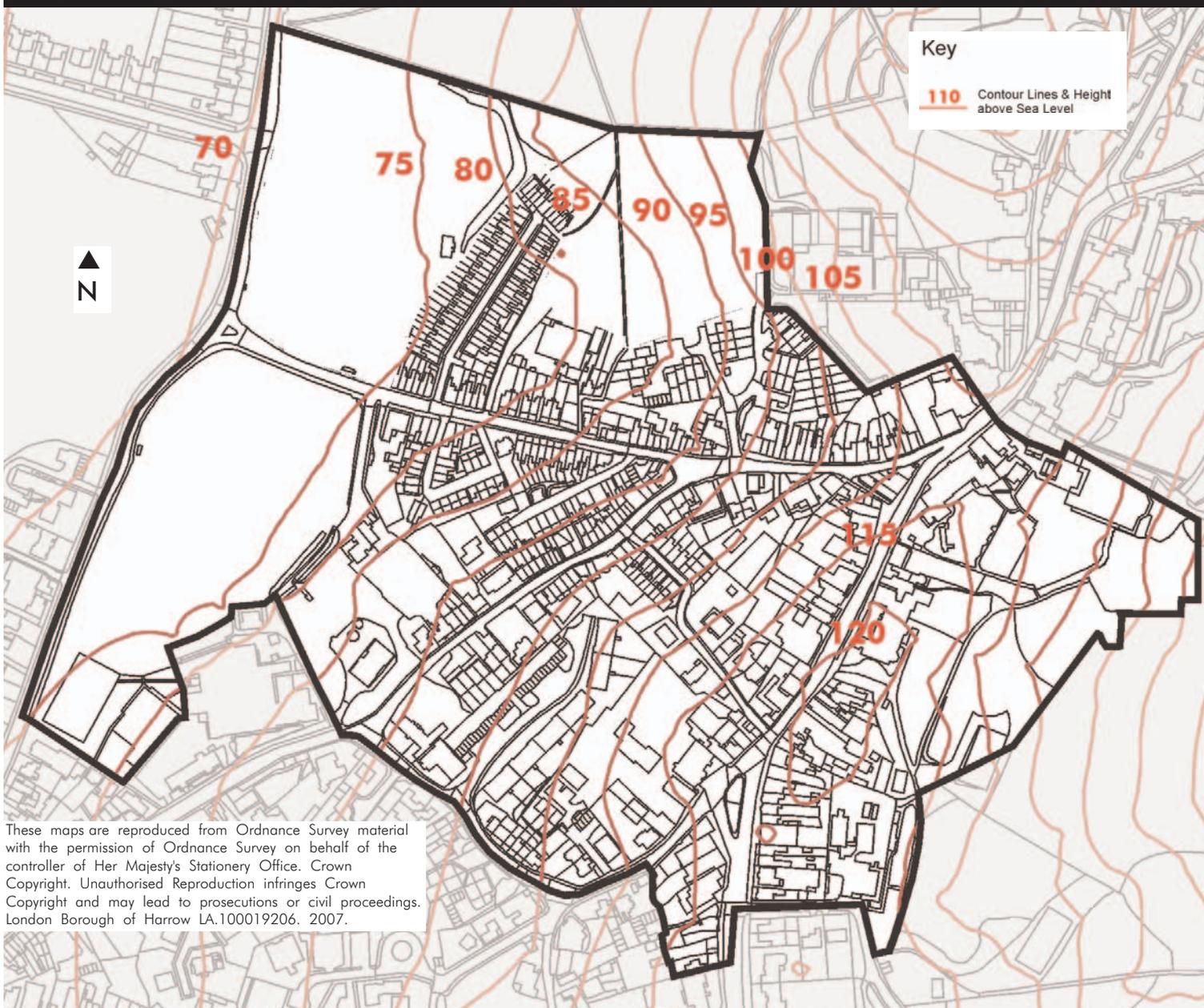
history dating back to Saxon times and earlier, which is reflected by the entire conservation area's designation as an Archaeological Priority Area, with the exception of a small section to the rear of the High Street. The archaeology of the Harrow on the Hill area is covered in greater detail within the Harrow on the Hill Supplementary Planning Document.

PART TWO: THE CHARACTER OF THE CONSERVATION AREA TODAY

5. Townscape Character Topography

5.1 The hill's topography has served not only to bring Harrow on the Hill into existence but also to mould the form of its settlement, helping to determine principal thoroughfares. As a

Map showing Metropolitan Open Land and Topography



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Wellington
Terrace

Terraced
houses on
West
Street



result, Harrow on the Hill Village Conservation Area has a largely urban, compact and tight physical townscape that follows closely the contours of the Hill, although exceptions include Church Fields and Harrow School's cricket grounds to the northwest. Footpaths link principal streets with open spaces. This openness, especially that of wide-open spaces such as Church Fields, contrasts well with the sense of intimacy achieved from winding roads that run throughout the area's densely packed network of streets. Such narrow roads, undulating terrain and variety of building forms give way to interesting and attractive vistas. Townscape views like these are derived from gaps in the tight urban grain and provide the pedestrian with welcome level and direction changes especially where roads converge, such as where West Street meets High Street. Gaps between buildings along West Street also allow glimpses of Church Fields, its open space and trees on this side of the Hill providing the conservation area with a strong sense of place.

Street Pattern

5.2 The street pattern of Harrow on the Hill Village Conservation Area exhibits features typical of a medieval settlement, illustrative of the area's organic and adaptive growth. A widening of a main street or junction

between streets characteristically formed a market place. Where West Street and Crown Street create a 'T'-shape junction this would point towards historic market town origins, however this particular area now lacks such vitality. Here the building groups are densely packed, clustered around the junction to make up the area's residential core. The High Street however, is lined with more landmark building types, and towards the south and south east of the conservation area, density is reduced somewhat and here larger properties are set within more spacious grounds.

5.3 West Street runs east to west from its junction with the High Street, down to meet Bessborough Road, altering in width and narrowing after its junction with Crown Street. Its gradient varies and becomes quite steep in places. This combination of slopes and varied built form creates delightful views in all directions, and provides a picturesque setting for St Mary's Church. Indeed, the topography and layout of the roads is one of the most interesting factors of the townscape. Where West Street and High Street diverge at wildly different levels an extremely attractive area of townscape is created, especially where the land falls away to reveal a number of good and early buildings. These frontages (nos. 1-35) step down the slope and

look particularly fine as a group seen from the Crown Street junction. The prevailing building height for the majority of such residential properties is 2-storey with pitched roofs and chimneys as common features. The roofs of streets such as West Street and Waldron Road step down the Hill's slope, whereas streets that were developed from cutting into the Hill, such as Victoria Terrace and Nelson Road, demonstrate a more uniform roof height. Although roads have been laid out in an irregular network, the regular roof types help to form an even skyline in these areas.

Residential Built Environment

5.4 The conservation area's residential buildings tend to have vertical emphases, illustrated through terraced rows with rhythmic patterns of openings, chimneystacks and rainwater goods. A strong building line is a prevailing characteristic of a number of these streets although exceptions include Byron Hill Road, the top of Waldron Road and western parts of Crown Street, the areas of which are considerably less rigid and demonstrate a variety of building scales of much lower density in differently shaped plots. Here the building line retreats from the roadside behind front gardens, driveways and brick boundary walls, which helps to retain a sense of enclosure, especially on Crown Street. As the terraced rows tend



Crown Street

3 & 4
Victoria Terrace



to front directly onto the street, where front gardens are incorporated (most noticeably on Nelson Road and parts of West Street) these are considered to be of particular value to the conservation area for their greenery.

5.5 Some facades of properties within the terraced rows show evidence of former integral shopfronts. Today, on West Street the period frontages with individual shopfronts only go as far as no. 63 on the north side before the street opens out onto a more suburban scale, but would once have continued the full length of the street. The shopfronts are an important characteristic of both West Street and Crown Street and should therefore be retained where possible, although it is accepted that the character of this area is now predominantly one of residential, and is unlikely to be used as a shopping street again. The backs of these Victorian terraces often feature prominently in views into and out of the area. Unfortunately these backs have seen a variety of changes to fenestration, which jar with the pleasant scene of Church Fields. Attempts have therefore since been made to control this with an Article 4 Direction which requires residents to apply for planning permission for any alterations of a façade that fronts a highway, or open space.

5.6 Crown Street is, for the best part, made up of historic buildings but is also subjected to some poor modern infill development, especially at Crown Court. Traditional building lines are often lost through new development like this which is often set back from the road, however mature tree groups help to maintain a sense of enclosure here. Nos. 31-39 Crown Street are also modern infill and are similar in design to those buildings of Victoria Terrace, however these represent a successful combination of existing and modern development. Like these, there are several other examples of infill development which happily integrate with the established scene, however there are also a number of schemes which have been less successful. Where poor infill development has been added and extensions have been unsympathetically designed, the conservation area is let down.

For instance, areas of Wellington Terrace have been rather spoiled by modern development, and the rear of Nelson Road and Trafalgar Terrace have been subject to a variety of poor extensions and alterations where aberrations are magnified by their open space setting. Leigh Court is a substantial modern infill scheme, and comprises a linear group of 3-storey flats erected in 1961 of little architectural merit which sit at the base of a steep slope and at right angles to Byron Hill Road. Its junction is out of scale with the area's historic fabric, although the area's landscaping softens this.

The High Street

5.7 As buildings reach the High Street, there is a marked transition from residential to commercial, not only in terms of use but also in the range of architectural styles and fabric, displaying a hierarchical pattern



Trafalgar Terrace



The Green



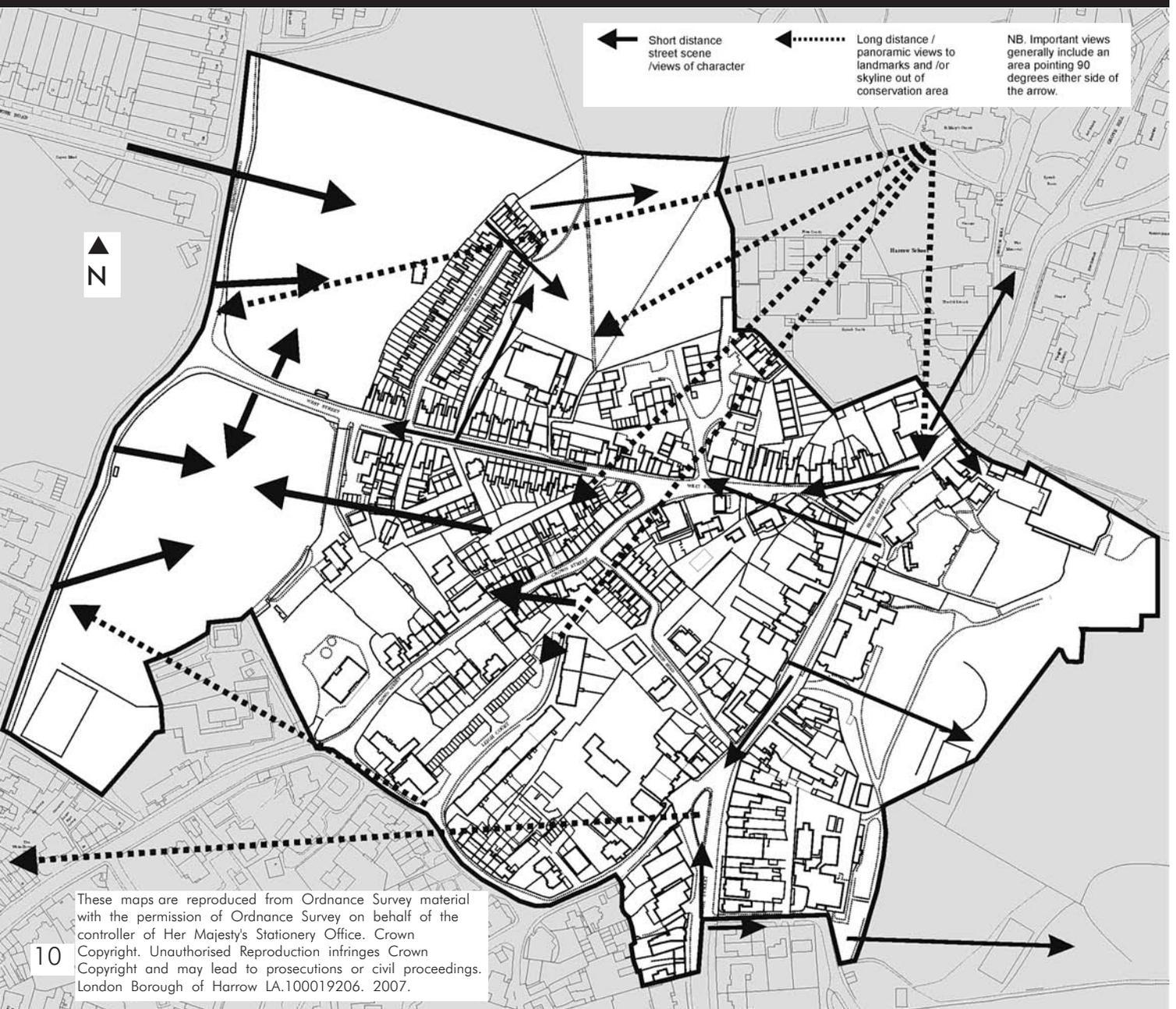
Vista through Waldron Road

in favour of development on the Hill's top. Here the buildings are generally of higher status, of grander appearance and larger in scale fronting a principal thoroughfare. They are tightly packed along the road frontage and demonstrate a pleasant assortment of buildings of varying storey heights and styles which sees the shopping area extended before the road

descends past an important group of large individual historic buildings forming part of Harrow School. The civic scale of many of the school buildings combined with noticeable changes in level creates a very special townscape character. The frontages of The Park, Flambards and Moretons especially, create a fine scale with possible glimpses between

them of the metropolis beyond. Their masses form part of the distinctive silhouette of Harrow on the Hill viewed from the east. A great number of these buildings are listed and collectively form an important landmark for the wider area and are central to the character and appearance of the conservation area. Individual corner buildings, such as 2 Crown

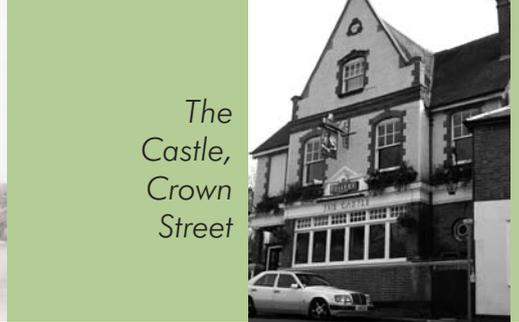
Map - Views into and out of Conservation Area



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*High Street
Shopfronts
past &
present*



*The
Castle,
Crown
Street*

Street also act as landmark structures within the townscape, and serve to reinforce the spaces they enclose which in turn give way to views.

Open Spaces

5.8 Views, vistas and pockets of open space create memorable and interesting elements within the conservation area. Examples include The Green, which forms the junction between the High Street and Byron Hill Road is an invaluable feature that provides the shopping area with a sense of place and a central focus. Public open spaces like this one, albeit a small example, and others such as Church Fields create welcome nodes of leisure activity as well as pleasant green spaces within otherwise urban environs. Similarly, Harrow School's playing fields towards the lower end of West Street also contribute to the area's important sense of place by helping to provide uninterrupted views up onto the Hill, and also by creating a distinctive and welcome entrance into the historic area. Open spaces like these are particularly valuable in helping to divorce the historic area from the surrounding suburban sprawl, helping to create a soft edge and excellent green backdrop to the conservation area.

6. Key Views and Vistas

The important views identified on the map are not intended to

form a comprehensive list but do indicate particularly important areas and indicate the sort of views important to the character of the area. It should be noted that many views or vistas into the area are available from surrounding areas.

6.1 Harrow on the Hill is clearly a very special place, important not only to the Borough but to London as a whole. Due to the topography of the Hill, clear views out over Harrow can be seen from a number of locations throughout the conservation area. Reciprocal views from Harrow town centre showing the steeply rising Hill, tightly grouped buildings and view of St Mary's Church spire, with its woodland setting, are also distinctive and allow the Hill to dominate the skyline as a vital landmark for the wider area. Important viewpoints and panoramas are identified on the views map.

6.2 By virtue of the Hill's height as well as its rise and fall, the conservation area can afford a great number of spectacular views and vistas out over much of the Harrow Borough and through gaps in building frontages. The High Street provides winding views, and changing panoramas with the spire of St Mary's Church forming a key reference point, from numerous vantage points at varying distances. The view of the spire from both Church

Fields and Harrow School's playing fields is important because of the openness of each space, creating long and mostly uninterrupted views up onto the Hill. Views from the resident's car park of Waldron Road, and the far end of Victoria Terrace also highlight the topography of the area, and look out over Harrow town centre. Important views mentioned, as well as other lesser important views that look both into and out of the conservation area, as well as a number of significant vistas created between buildings and along streets are all identified, and illustrated on the map including key landmarks. Key strategically important views can also be found within Policy D31 of Harrow's Unitary Development Plan, and will be mentioned within the forthcoming Harrow on the Hill Supplementary Planning Document.

7. Activity and uses within the area

7.1 The conservation area is largely residential with a small, but significant, element of commercial activity concentrated around The Green on the High Street as well as a scattering of businesses along West Street, and where West Street meets High Street. The area surrounding The Green has been highlighted, since the mid 1990's, as a Core Shopping



A High Street Restaurant

Lion motif on a landmark High Street building



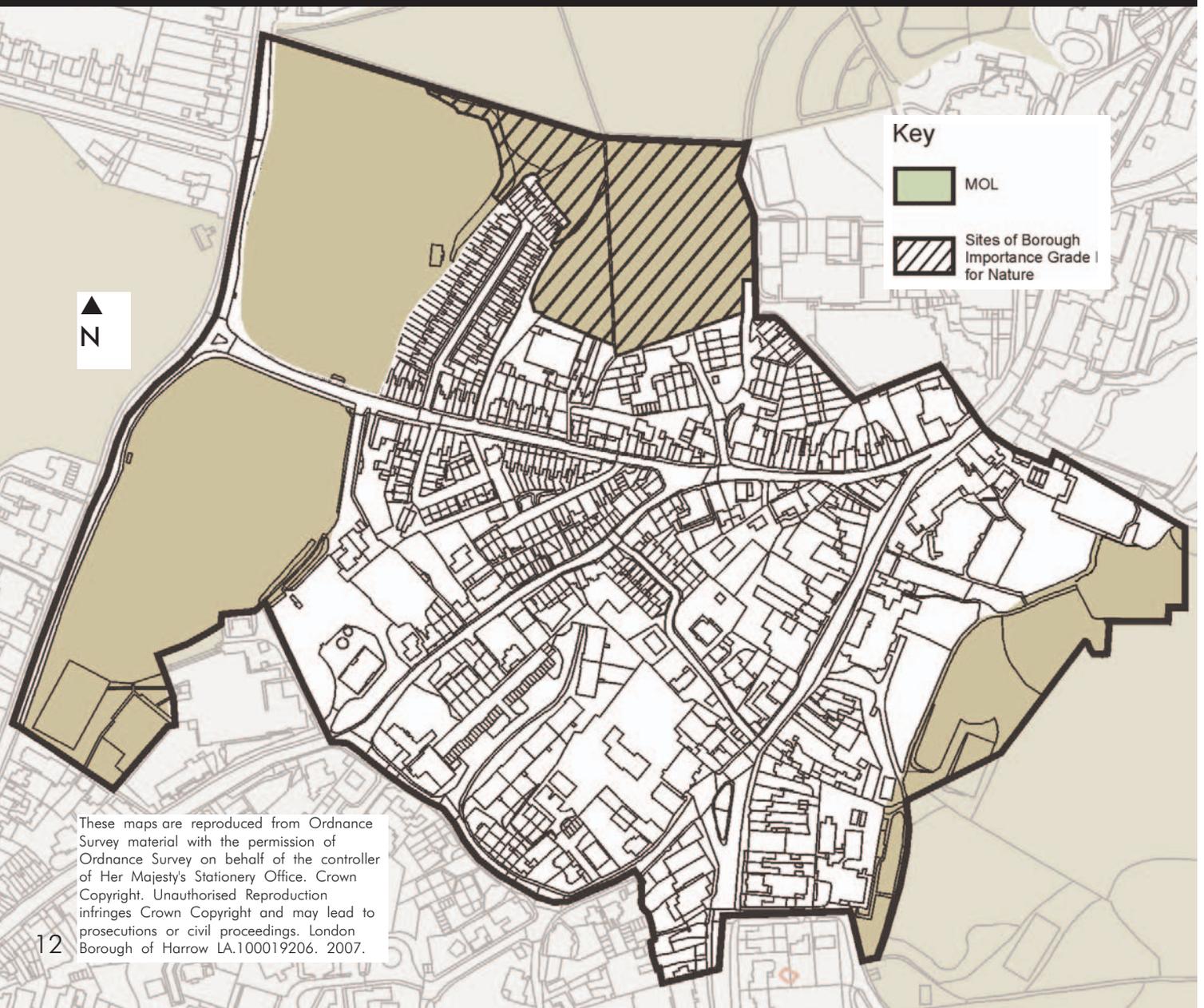
Area, which looked to strengthen sympathetic retail uses that would increase the area's vitality. The Core Shopping Area policy, from the mid 1990s, admitted that it is unlikely that much commercial activity could now survive within either West Street or Crown Street. A number of former shops on these streets have long since been converted into residential use although some

do retain original shopfronts as integral features, that make important reference to past commercial uses. Examples can be found at 103 and 109 West Street. The Core Shopping Area will be described in detail within the forthcoming Harrow on the Hill Supplementary Planning Document.

7.2 The High Street winds through Harrow School campus

and as such the educational use of properties is key within the conservation area. The School continues to play an important role and influence on the commercial function of the area, particularly on those businesses and retailers with a direct association e.g. the bookshop and outfitters. The schoolboys, visiting parents, staff and associated services bring some vitality to the Harrow on the Hill

Map showing Metropolitan Open Land and Sites of Borough Importance for Nature



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The King's Head, a landmark High Street building



Civic Buildings, 88-94 High Street

but their spending power/opportunity/interests tends to be limited. Whilst many of the School's facilities are available for use outside term times, vitality deteriorates during holiday periods. The School also continues to have important ties to, and links with, the local community.

7.3 There are business uses on all four principal streets, which form the conservation area's second most prevalent usage. The third most common use of the area is retail and then restaurant, café, financial and professional (see SPD for more details on the Core Shopping Area). There is also a storage and distribution land use on West Street. In addition, The Castle, at the junction of West Street and Crown Street, is in its original use as a public house. Built in 1901, it is now grade II listed, and is considered to make a valuable contribution to the vitality of the area. The narrow roads usually have parked cars on either side creating even narrower thoroughfares. This puts tremendous amounts of pressure on the area. The traffic speeds tend also to be very fast for such constricted spaces, putting even greater pressures on the area. The High Street, as a principal thoroughfare, is particularly susceptible to the pressures of traffic and congestion; this is further explored within the SPD.

8. Architectural Qualities

8.1 Harrow on the Hill Village Conservation Area encompasses a wealth of architectural design of different styles, materials and detailing. The quality of the area's architecture is generally very strong with many prestigious buildings erected in key positions, with more modest buildings situated on lower slopes. These combine to form an attractive and varied townscape and a fine setting for the area's listed buildings. The conservation area comprises 43 grade II statutorily listed buildings, including 4 items of standing historic street furniture. There are even greater numbers of locally listed buildings, which can be found on most streets, and are highlighted on the map on page 2. The Council will endeavour to ensure the retention, maintenance and restoration of these buildings wherever possible.

8.2 The High Street, in particular, is host to the conservation area's greatest number of listed buildings. They demonstrate a good array of architectural styles and are predominately 18th or 19th century in date, although The Old House and nos. 48-52 have earlier roots. The scale and depth of these buildings also vary from small, domestic style cottage rows, as at nos. 25A-35, to grander civic buildings, such as those found throughout

the area, especially surrounding The Green. The variety and quality of the buildings that contribute to the High Street townscape is of great importance, although the residential terraces of West Street and Nelson Road also provide the area with considerable townscape value and special interest. Where buildings form dominant groups like these they make a positive contribution to the character and appearance of the area, especially where they demonstrate historic fabric or construction, such as the timber framed buildings of 48-52 High Street. Part of the historic timber frame here dates to the 17th century, or possibly even earlier. 13 West Street is timber framed and dates from the 16th century. Although much restored, its antiquity is still clearly evident by its half timbered frame appearance, although unfortunately its ground floor has been altered by the addition of a modern shopfront with moulded detailing.

8.3 The continued development of the area has led to a diversity and interaction of various architectural elements found in both individual, and groups of buildings. Most buildings share similar construction techniques or similar traditional materials, predominantly red or yellow stock brick often combined with slate roofs. Many older Victorian properties are also rendered in



The Old Mission Hall on West Street



Wall in Byron Hill Road

light colours. It is not unusual to find brick buildings with elaborate stucco mouldings or timber detailing, or a mix of sash and casement timber windows. The range of front doors is wide and varied, some of which are of particular interest for their decorative and moulded canopies, e.g. The Park on the High Street, or 8-10 Byron Hill Road, which show a moulded canopy with Doric pilasters. Others have heavily arched and decorative porches as at Moretons on the High Street, which is set on square pillars. A low relief in the shape of a lion on The Park first floor, designed by Coade and Sealey-Lambeth is an exemplar of the range of interesting detail included within the area's rich built heritage.

8.4 Classical Buildings

Buildings of a Classical style and form are generally situated on the High Street and here tend to be either former Civic buildings or part of Harrow School. Buildings designed in a Classical style tend to be elegant in their design. The conservation area includes examples such as 7 High Street, which dates to the mid 18th century, as well as a number of more landmark style properties.

Imposing properties, such as Moretons, add considerably to the varied architectural character of the area by providing a good diversity of scale. These

buildings are dominant due to their 3 and 4-storey heights, and landscaped settings. The grounds of The Park are especially significant, as Capability Brown originally landscaped these, although sadly the lake is all that remains of his work today. Between The Park and Moretons is, Flambards, which directly fronts the street. It is a restrained late 18th century house, built of yellow stock brick with an elaborate door case and intricate leaded fanlight. Other landmark buildings include The King's Head, a former hotel, which is a fairly typical late 18th century building (although with a 16th/17th century core) of simple design rendered white and provides an important focus for the area. The buildings along its frontage form a solid built façade of part 3-storeys and part 2-storeys plus attic. An ornate Edwardian addition extends forward of the original, with distinctive Dutch gable detailing and decorative moulding. Assembly Rooms of the 19th century once formed part of the hotel but have since been demolished and replaced with new infill development, which attempts to mimic the architectural detailing of the lost Assembly Rooms.

Suffolk House marks the corner of Byron Hill Road and Crown Street and is an impressive but simply detailed early 19th century town house, which

comprises 2-storeys with a shallow, hipped and pitched roof, although adjoining additions have a parapet and flat roof. A high red brick wall in Flemish bond that makes for a strong junction encloses it. The house contrasts well with the cottage row of the same street. Similarly, Derrylands, on Waldron Road, presents a striking contrast to the modern, smaller scale cottages of the road's lower slopes. Also a town house, Derrylands is a 19th century 3-storey house constructed of yellow stock brick with elaborate stucco detailing, including rustication.

8.6 Gothic detailing

Adjoining Suffolk House on Byron Hill Road is a former Victorian church in the Gothic style. The rising road at this point emphasises the importance of the former Baptist Church in townscape terms, which has since been successfully adapted for industrial use. 41, 45-49 High Street demonstrates Gothic style windows with delicate tracery bars and blue brick diapering. These buildings are especially important for their group value, which although designed by different architects, were built together in 1868.

8.7 Vernacular Style Buildings

25A-35 High Street are an 18th century row of cottage style listed buildings of domestic scale. These contrast well with the larger educational premises



The water trough on Bessborough Road



Fountain, the High Street

on the same street. 12-22 Byron Hill Road also form a charming group of 19th century cottages, which could be enhanced with the repair and reinstatement of windows and boundaries.

8.9 Terraces

The architecture of Nelson Road, Crown Street and West Street is of a Victorian domestic style. Most buildings are of 2-storeys in terraced cottage rows. The rows demonstrate a general regularity of narrow plot widths and sloping roofline as the rows follow the contours of the hill. Architectural elements include the predominance of yellow stock brick, some with rendered finish, slate roof coverings, and architectural features such as sliding timber sash windows. The 19th century terraces have created small, pleasant homes with character, the earlier of which tend to be flat fronted but some later examples can be found bay fronted.

8.5 Interesting Brick buildings

64-68 High Street, date from the 18th century and are distinctive 3-storey gabled Victorian properties. As well as their brick construction, the properties display timber detailing, tile hanging and alternative finials at roof level. The group have original timber shopfronts with transom lights and marginal glazing bar detail at street level.

The Old Mission Hall on West Street is an elaborately decorated building with extensive use of terracotta dressings in red brick with lighter red quoins and stringcourses. It has a centrally pedimented gable and palladio windows at first floor, as well as a distinctive scooped parapet.

9. Streetscape /Permeability

9.1 Historic walkways, through narrow streets and alleys, add further layers to the streetscape creating an intersected street pattern. There are rights of way through and into Church Fields and other common areas, providing an important network of links across into and out of the built area. The road layout is also generally irregular and informal in character which, in combination with the use of York stone paving and interesting historic brick pavements, in places creates a village feel. Historic brick pavements can be found outside 44 High Street, where the shopfronts are set back from the road. Otherwise here the footpath surfacing tends to be of York stone paving, but this is reduced somewhat within the residential areas. The pavements are very narrow in sections and in some areas these do not exist at all. The nature and age of the Hill's buildings are such that few have off street parking spaces and therefore most roads are also narrow after being considerably reduced in width by

on street parking.

9.2 Boundary treatments do vary throughout, although low brick walls, fences and iron railings are prevailing characteristics, especially on Byron Hill Road and the High Street. The detailing on the High Street is generally of a high order with stone ballustrading and metal railings enclosing the spaces. The special qualities of the area make attention to detail worthwhile and as such each component of the townscape deserves close attention. Therefore any additional street furniture should respect the historic qualities of the area and be of the highest quality of design. Brick walls are important to the street scene especially towards the south of Crown Street and at the top of West Street. Otherwise, many of the buildings are set directly onto the pavement and have no boundaries or front gardens, and here the building line encloses the road. However, in many cases the introduction of climbing plants and window boxes add considerably to the character of the street scene and overall townscape value.

9.2 Heritage style lampposts light the majority of the area's pavements, the narrowness of which restrict the siting of too much street furniture and fortunately limit obstructive and visual clutter, although in some areas there does tend to be a

proliferation of bollards. Authentic historic items are therefore clearly identifiable and contribute greatly to the street scene, and include letterboxes, police lanterns and patterned coalhole covers that sit within the pavement surface of the High Street. Two listed 1935 cast iron listed telephone boxes of the K6 square type stand nearby and a recently restored 1881

drinking fountain, which is located over a natural spring, also stands on the High Street. On Bessborough Road a grade II listed metropolitan granite horse trough can be found.

10. Green Spaces and Ecology

10.1 Surrounding Harrow on the Hill to the east and west are large areas of open space designated as Metropolitan Open Land, a policy which is essential in safeguarding both uninterrupted views up onto the Hill as well as the Hill's unique

Map to show Positive, Negative and Neutral Buildings





Negative feature - The wall at 40 Crown Street



Negative feature - The stone piers adjacent to 60 Crown Street

sense of place. Parts of the conservation area that are included within the designated Metropolitan Open Land are Harrow School's cricket grounds at the lower end of West Street and Church Fields to the rear of Trafalgar Terrace and Yew Walk. Church Fields are also classed as common land and provide the area with an important and informal recreational use as well as wider amenity value. Church Fields are defined as 'Sites of Importance for Nature Conservation' and are graded Sites of Borough Importance, grade I. The land shows evidence of medieval terracing for farming. The terraces run parallel to the contours of the Hill, but are now becoming very eroded due to the area's high level of use. The Site of Importance for Nature Conservation provides a habitat for large flocks of redpolls,

linnets and goldfinches, which feed on the thistles here in autumn. The treetops of the larger woodland trees are alive with birds at all times of year, such as nuthatches, tawny owls, breeding thrushes and flocks of greenfinches. Similarly, the tree cover and hedgerows of private gardens provide excellent habitats for a range of birds and mammals, including the ubiquitous grey squirrel, hedgehogs and bats.

10.2 Trees, open spaces and street greenery make up a vital element of Harrow on the Hill Village Conservation Area, albeit a small part. Private gardens, especially those of Crown Street, provide opportunity for mature tree groups of mixed deciduous and native trees to emerge as a dominant feature of the conservation area. Trees can be seen above rooflines, and

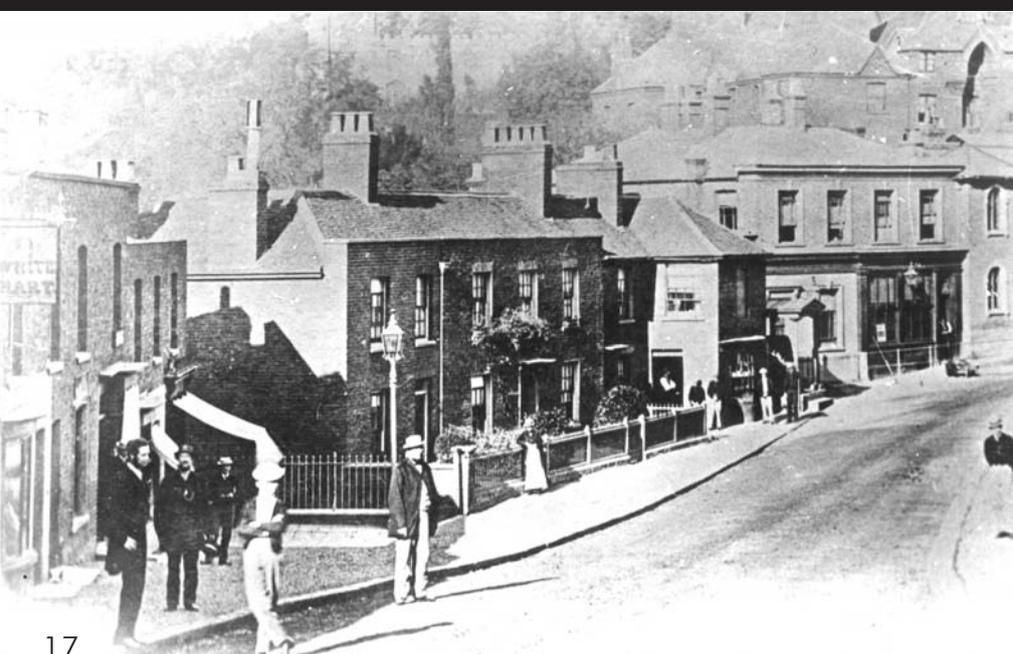
because of their elevated levels due to the Hill's topography, they form an important part of the Hill's wooded outline. A large proportion of tree groups within the area are therefore protected by Tree Preservation Orders, the management of which should be strengthened.

PART 3: SUMMARY OF HARROW ON THE HILL VILLAGE CONSERVATION AREA

11. Summary and the Main Assets

- The wooded steeply rising Hill, spire and grouped buildings form a major landmark and a place of quality in a suburban setting of relatively uniform character, and offer one of the key enduring views of greater London.
- Views and vistas are found between buildings and along winding streets, which are valuable and provide the area with interest. Views of the church spire are extremely important and must be protected, as this is crucial in providing the area with its sense of place and therefore tree management is important.
- The contrast of tight urban grain and open space is also an essential characteristic of Harrow on the Hill Village

Historic photo of the High Street



Conservation Area, which is now a predominately quiet residential area and a very special location, with Harrow School as a dominant influence.

- The conservation area is flush with good architectural styles and elements, which have

survived well, from terraced residential rows to grand school buildings. The residential nature of the majority of the conservation area forms a large part of its character and contributes to the area's overall village feel.

- The shopping area of the

High Street also creates vitality and enhances the village character of the area. The retail and restaurant uses are at the heart of the shopping area, providing for the area's residential population as well as Harrow School, which are central to the area's character.

12. Problems, pressures and negative features

12.1 This section identifies elements, which are either considered to detract from or put pressure on the special character of the conservation area, and would therefore benefit from appropriate and sympathetic change.

Pressure	Location	Description (Why negative? Scale? Design? Condition? Unauthorised work?)
Traffic and parking	All areas	The historic street pattern of Harrow on the Hill does not lend itself to modern volumes of traffic. The High Street is a major thoroughfare through the area and the area's residential core generates a large amount of traffic, which all puts pressure on the area. In addition, there are a number of schools within the vicinity, which also increases this pressure, especially in the mornings and early evenings. Attempts at traffic calming measures have been made, by introducing "pinch points" where the road is narrowed to slow traffic. Although these have had some success, the conservation area still requires traffic calming measures in other areas. Such parked cars and heavy traffic detracts from the quality of the street scene, townscape and open space and can also provide a physical barrier to pedestrian circulation, although crossing points have been introduced into the High Street. The amount of traffic would ideally be reduced to alleviate the environmental impact on listed and other historic buildings, and their settings. However, a balance must be struck to ensure that shop units are still accessible and to ensure this vitality is not lost. Street signs and road markings also affect the visual amenity of the area and ideally would be reduced where this is possible.
Lack of continuity of street furniture	Waldron Road, Byron Hill Road	A co-ordinated vocabulary of street furniture needs to be adopted on these roads, which should not be restricted to historical imitations but include modern designs that are in keeping with the conservation area, so as to retain the distinctiveness of Harrow on the Hill. The quality and quantity of bins and bollards respectively should be looked at. The surfacing of roads and pavements could also be enhanced with York Stone paving.
Unsympathetic modern shopfronts, advertising signs, displays, fascias, blinds and lighting	High Street	Modern shopfront elements such as advertising signs, changes in fascia size and design, plastic blinds, and cluttered lighting can appear visually intrusive on historic façades if of low quality design, and can therefore have a significant impact on the character and appearance of the area. There is some evidence of this within the High Street, especially with the use of plastic blinds.



Negative Feature - The Junction Crown Street & West Street



Negative Feature - Vacant West Street Properties

Neglected buildings	West Street	Vacant buildings impact on the conservation area's vitality as well as its appearance. Each vacant building on West Street requires regular maintenance and restoration, as well as a sympathetic new/reuse. This is necessary to enhance the street scene and to protect each building's future for the long term, as well as its protection from further deterioration.
Inappropriate Development, Alterations and extensions	Selected locations throughout the conservation area	Small householder developments such as alterations or extensions are common to any residential area where owners wish to improve their property, or enlarge their living space. However, as the potential for extensions on most residential properties is generally limited in Harrow on the Hill, the conservation area is extremely sensitive to these minor developments in much the same way as it is to larger schemes, even the smallest extensions can therefore accumulatively have a significant impact. Unless large-scale development is of the highest design quality, it can also seriously detract from the character and appearance of the area. Having said this the built fabric is generally well maintained and often sensitively altered.
Loss of retail and town centre vitality	High Street	Retention of Harrow on the Hill Village's vitality is crucial, although this has become much stronger in recent years. A mix of uses remains important in maintaining the conservation area's character. A functioning retail element is therefore key and the change of use from retail to residential, for example, can obviously have a drastic effect on the local shopping provision of the area, and will therefore be resisted on the High Street.
Lack of vitality	Where Crown Street and West Street converge	The West St/Crown St junction is another important nodal space. The qualities of this space are however masked by its tarmac covering relieved only by a tiny pink brick island in the middle, on which stands a solitary lamp post. There is scope for the enhancement of this space by a return to an historic material. The shallow depth of the kerbs hints at the possibility of the tarmac having been overlaid on setts below. Repair of these would certainly provide a more appropriate setting for the buildings adjacent, most of which are locally listed. This space ought to be improved and given back some of the identity and individuality which has been lost.
Telecoms equipment on the Hill	Along the High Street	Pressure for cells and masts are inevitable at this lofty location because of the coverage they afford. Hand in hand with this, there is also pressure for associated equipment cabinets, which creates both visual and obstructive clutter on buildings and footpaths. Masts on either the street or on buildings severely impacts on the historic streetscene and is out of character with the area.

HARROW ON THE HILL VILLAGE

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 as well as other stakeholder groups. The documents were displayed at the Council and 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.

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

020 8736 6180



Other Publications

The Council produce the following Supplementary Guidance leaflets that are relevant to the Harrow on the Hill Village Conservation Area

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

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

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