

# SOUTH HILL AVENUE

CONSERVATION AREA STUDY

Area Number 20



Toll Gates at junction of South Hill Avenue, around 1920

**S**outh Hill Avenue Conservation Area is a particularly lush and pleasant part of Harrow on the Hill where a number of large, historic dwellings occupy a fine position on the Hill's undulating lower slopes. Here the quiet suburban streets are provided with a backdrop of greenery, with playing fields to the south and cricket pitches to the north. The visual quality of the streetscene is enhanced by densely planted gardens and lush boundaries. Such rich streetscape makes for a unique sense of place and high quality environment.



Hedge rows are essential for the retention of the Garden Suburb character of the area,

as are the extensive grassed verges



## 1. Introduction

### 1.1 South Hill Avenue

Conservation Area is a particularly lush and pleasant part of Harrow on the Hill where a number of large, historic dwellings, dating from the late 19th century, occupy fine positions on the Hill's undulating lower slopes. Here the quiet suburban streets are provided with a backdrop of greenery, with playing fields to the south and cricket pitches to the north. The visual quality of the

streetscene is enhanced by densely planted gardens and lush boundaries. Such rich streetscape makes for a unique sense of place and high quality environment.

### 1.2 South Hill Avenue

Conservation Area runs from the entrance to Leabank Close westwards to meet Mount Park Road. The area is bounded to the north by Mount Park Estate Conservation Area, to the east by Sudbury Hill Conservation Area, and on 3 sides by Metropolitan

Open Land. In addition, the area is included within the Harrow on the Hill Area of Special Character, and includes two Sites of Importance for Nature Conservation, as shown on the map on page 3.

1.3 South Hill Avenue was first designated as a conservation area in 1980, extended in 1982 and then again in 1990 to include both Orley Farm Road and Hill Close.

**Map showing other adjacent Harrow on the Hill Conservation Areas**



## 2. Planning Policy Context

2.1 This appraisal, and linked management strategy, supersedes the South Hill Avenue Conservation Area Policy Statement that was adopted in 1991 by Harrow 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.

2.2 The purpose of this appraisal is to provide a clear analysis of the architectural importance, and the 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.





Leaflands

Collingwood



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 accompany all Harrow on the Hill Conservation Area Appraisals. The documents are also set within national policy guidance provided by Planning Policy Guidance Note 15 and the 1990 Planning (Listed Building and Conservation Area) Act. It is

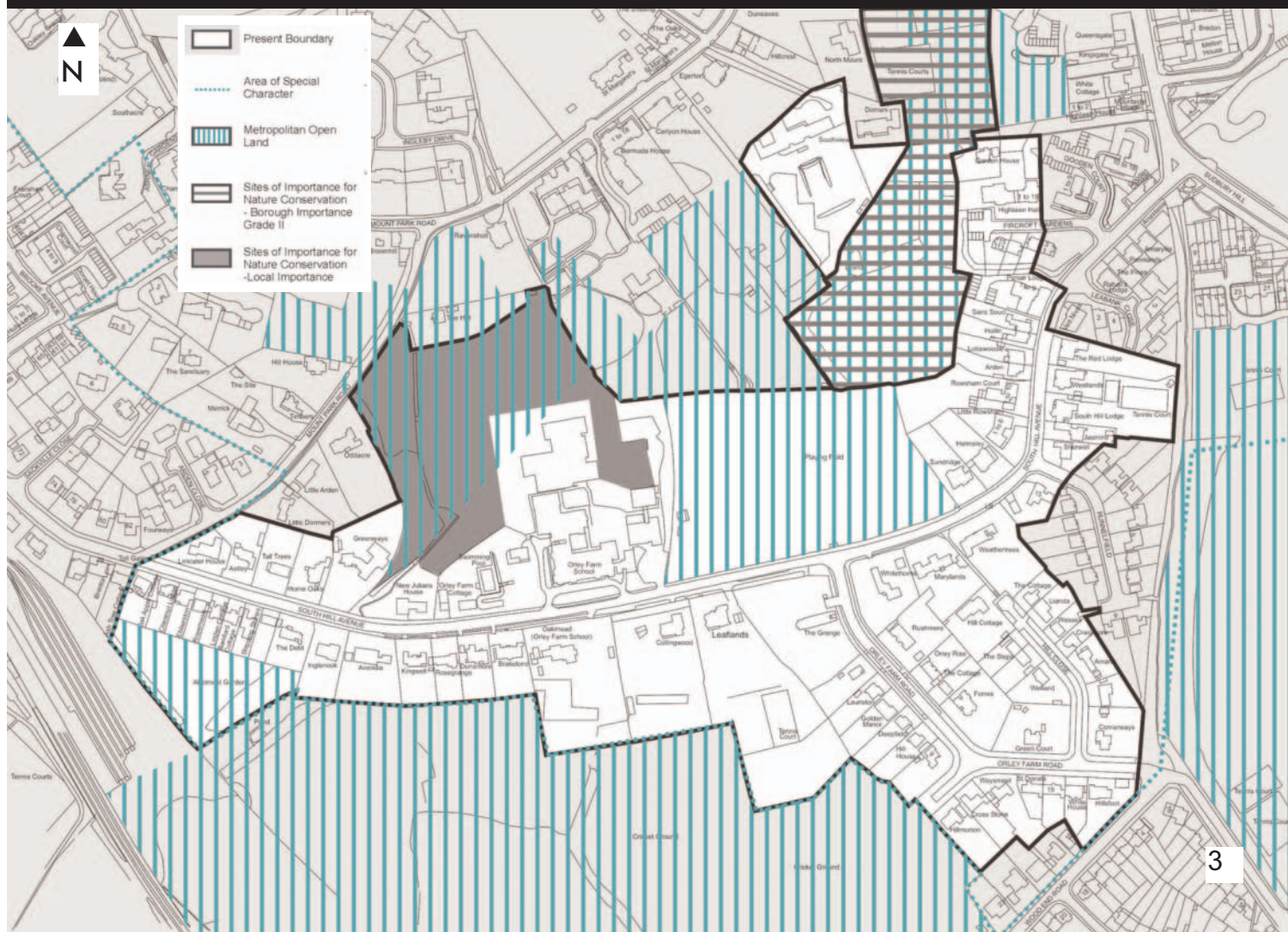
important to note that no appraisal can be completely comprehensive and that the omission of a particular building, feature or open space should not be taken to imply that it is of little or no interest.

### 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'. The criteria for designating conservation areas is included within Appendix 3 of Harrow on the Hill Conservation

Areas SPD. The special interest of South Hill Avenue Conservation Area is derived from its variety of late Victorian and Edwardian buildings on South Hill Avenue, the lasting architecture of which can be described as elegant with decorative elements contributing to an Arts and Crafts feel. This is complimented by a distinctive green streetscape that provides a pleasant backdrop to the buildings. Just as important as these earlier properties are the properties built between 1910 and 1930 which line Orley Farm Road and Hill Close, as inspired by the 'Garden Suburb' ideal of the early 20th century, and

**Map showing Metropolitan Open Land & Sites of Importance for Nature Conservation**







General view of South Hill Avenue, around 1910, looking north

Early picture taken by the Estate Company and included in a publicity publication



implemented by the South Hill Estates Company.

3.2 The southern slopes of the Hill provide a green introduction into what is a locally distinctive area. This strong sense of place is supported by views further up onto the Hill as well as occasional glimpses away from the Hill.

3.3 The lack of through traffic makes the area noticeably quiet and creates a feeling of privacy for most of the day, however just before the start of the school day and just after the school day finishes the area becomes overwhelmed by school traffic for short periods. The textures and smells from the street greenery

and well -planted gardens make the area a highly desirable place in which to live.

#### 4. Historical Development

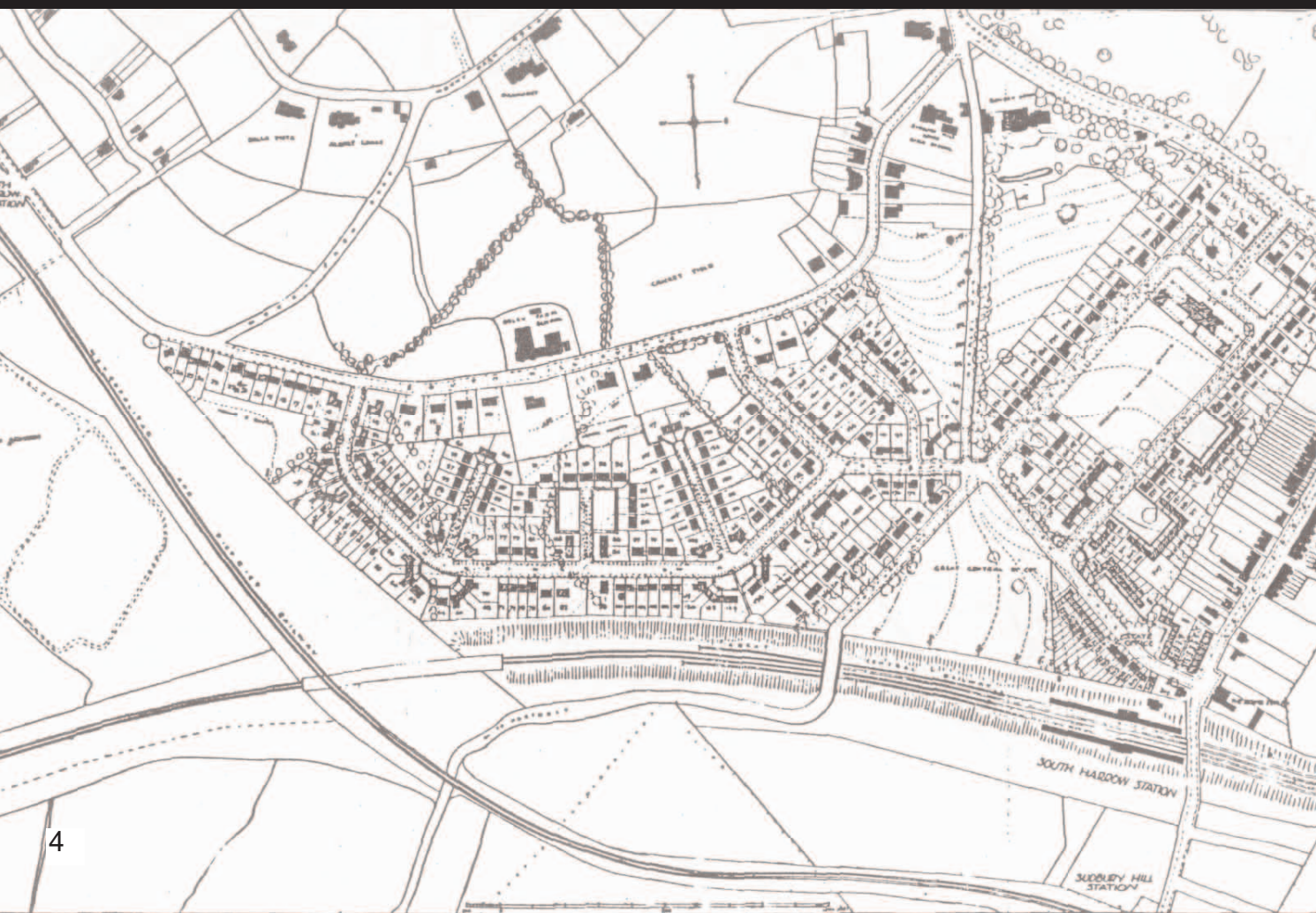
4.1 The Metropolitan Railway linked North London with Harrow in 1880, at which time, the land forming the southern slopes of Harrow on the Hill was almost purely in agricultural use. The extension of the railway brought with it not only an ease of travel but also newfound interest in London's surrounding villages and countryside. The Harrow area thus became desirable to city dwellers for its beauty, and the elevated position of the Hill became seen as possessing a particularly high

quality of lifestyle.

4.2 South Hill Avenue Conservation Area has been designated so as to protect the character of this special place. It shares some characteristics to that of the Mount Park Estate Conservation Area . In fact, the areas once formed part of Mount Estate.

4.3 Mount Estate was sold off in stages at auction during the latter half of the 19th century. The first plots were sold in 1858, then in 1879 and then again in 1898. Several of these were subsequently developed into housing; the properties from which time now front Mount Park Road and South

#### Proposals Map of 1911







Sans Souci,  
South Hill  
Avenue

Lobswood,  
South Hill  
Avenue



Hill Avenue. The sale particulars, of the 20th June 1879, promote the land as being within close proximity to the forthcoming railway, and advertise the land as, "...possessing grand panoramic views...and comprising several plots...all affording magnificent sites for residences".

4.4 The majority of the area's development took place over a 50-year period from when South Hill Avenue was laid out, in c1871. The first houses were built on the northern side of the road's eastern end, the most notable of which are the semi-detached properties of Sans Souci & Hollin, and Lobswood & Arden, built in 1882, as well as the detached

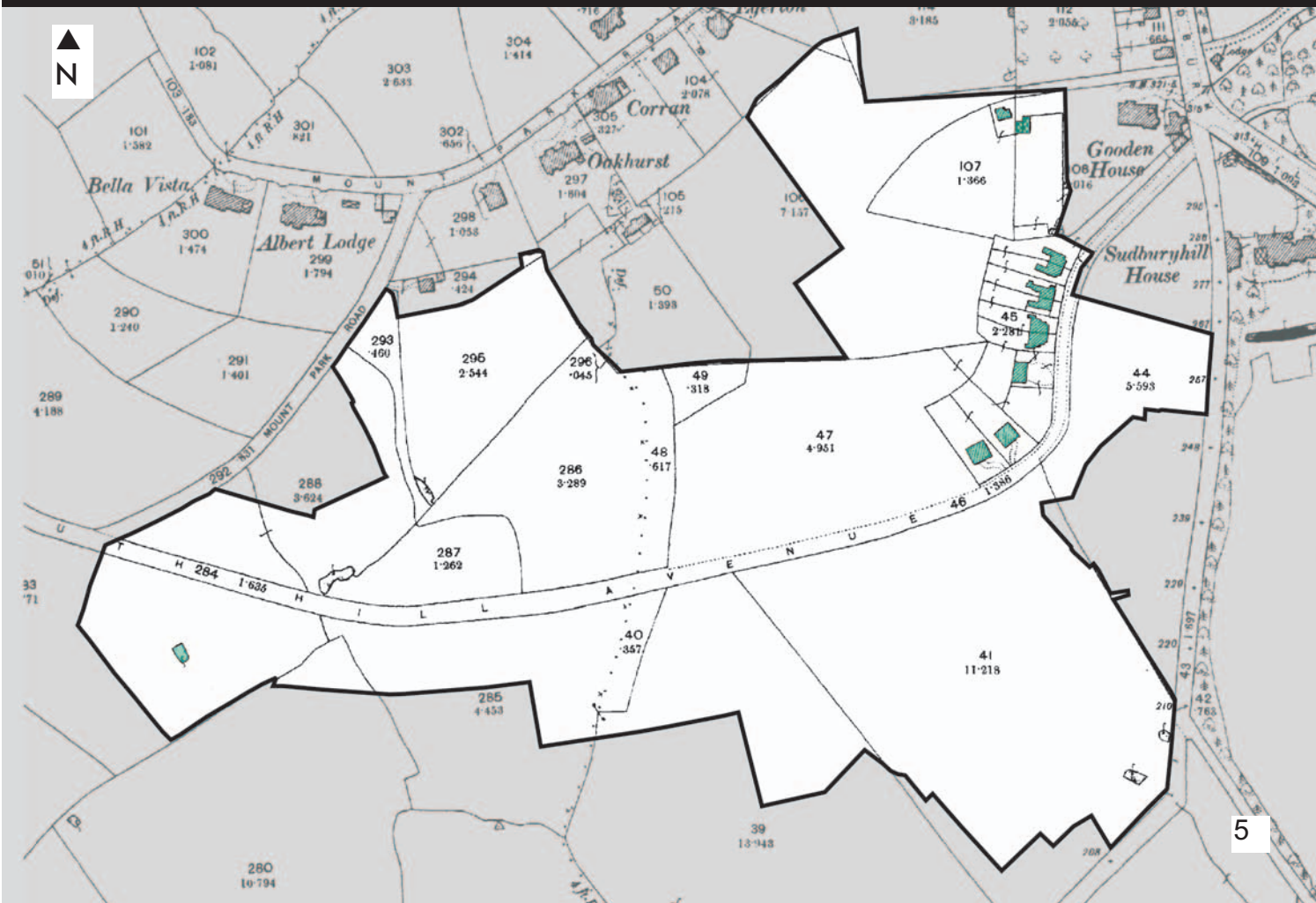
Helmsley and Sundridge, built in 1885. One of the most impressive buildings to be built after these is Orley Farm School. The school was built as a replacement for another on Julian Hill and formed the central focus for the area, as it does today. Built in 1902, the school stands proud on the northern side of South Hill Avenue, framed in part by cricket grounds, breaking the housing line here to give way to open space. The continued care that the school has demonstrated in looking after the area is key to its preservation and enhancement. The school's playing fields are particularly valuable in providing the area with a green and open setting, and its buildings are

important in reflecting the development of the area and the area's prestige.

4.5 The creation of the area's principal thoroughfare was only the first step to creating the area we now recognise. The subsequent development of Orley Farm Road and Hill Close are historically just as important, as both roads were laid out based on the 'Garden Suburb' ideal, as promoted by Sir Raymond Unwin, who was one of the most important figures in town planning and housing standards at the turn of the 20th century.

4.6 Unwin had expressed his views on housing development in

### Ordnance Survey map from 1896 showing suburban development now being implemented





Orley Farm School is screened in part, by trees but otherwise its grounds include much openness

Ash Tree Cottage was once the toll house for the area



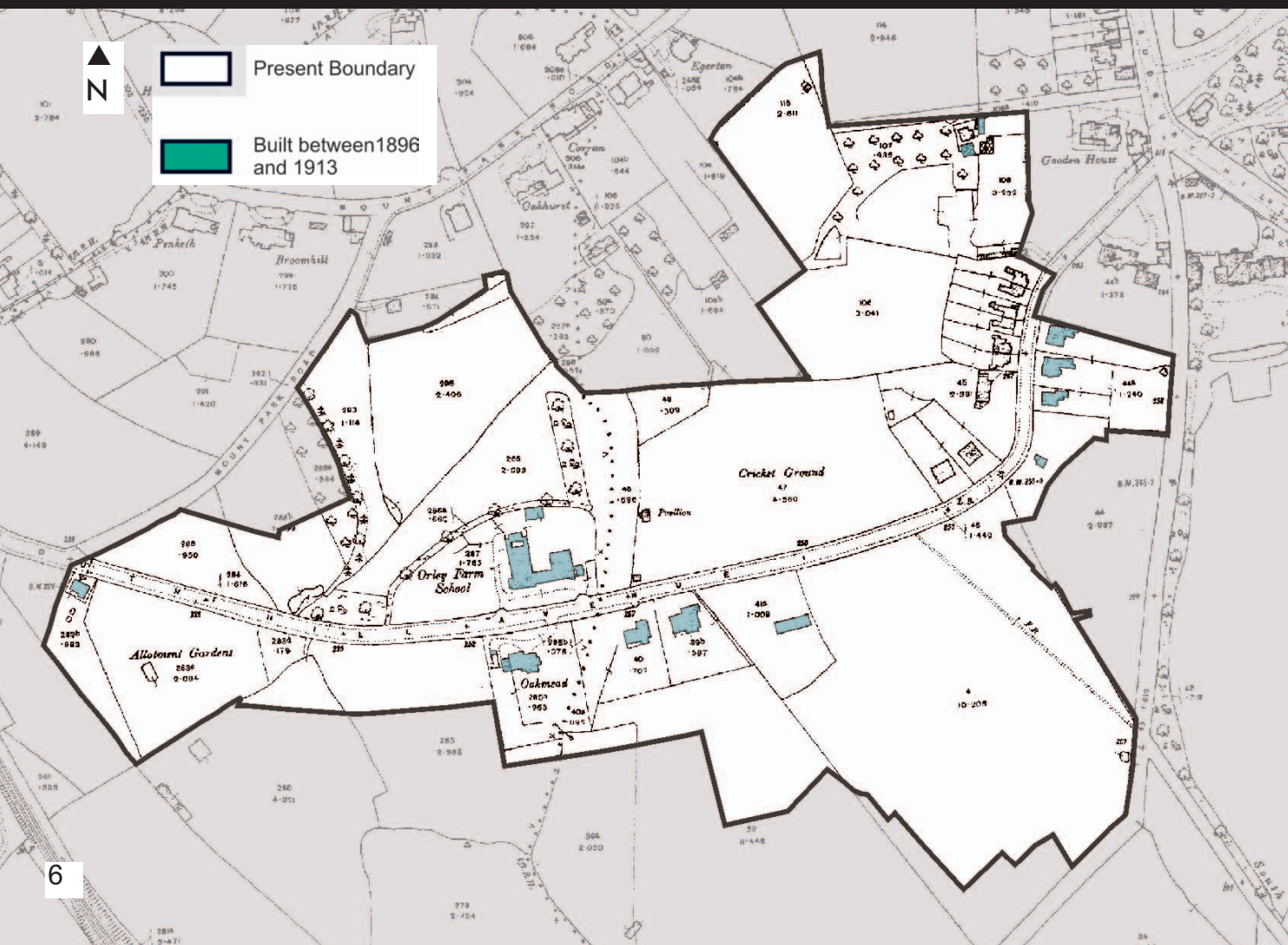
a pamphlet called 'Nothing Gained By Overcrowding', where he argued most estates had a large number of superfluous roads and streets and if space devoted to these were used for gardens and verges instead, houses could be built at the same cost but with even larger open spaces between. In 1903 Unwin and his partner, Barry Parker, were commissioned to design the 'Garden Suburb' of Letchworth in Hertfordshire. The influence of these ideas can be clearly seen in the layout of Orley Farm Road and Hill Close through their leafy appearance and wide grass verges.

4.7 The South Hill Estates Company was formed around these ideas in 1910. It is today owned by Orley Farm School Trust Ltd, the directors of which are synonymous with those of the school's Board of Governors. The original founders were local residents and land-owners including Arthur and Samuel Gardner, David Pitcairn, Mr Lascelles and prominent local architect, Samuel Pointon Taylor. Seeing that it was impossible to stem the tide of building they combined to seek to control it, so that development might be a combination of urban form and rural beauty. In response, Pointon-

Taylor drew up a grand plan for the area in consultation with Unwin.

4.8 Following this, the Estates Company published a booklet to advertise the scheme and to set out principles for housing design. The booklet illustrated the overall master plan for the proposed development. The housing guidelines set out everything from materials and design, to foundations and drainage, as well as minimum room sizes. As it turned out the full scheme was never implemented due to the impending war years. The street pattern is therefore unaltered from

## OS Map of 1914







The plots on Orley farm road are reasonably spacious and contribute to the feeling of openness

Hillsfoot marks the start of the conservation area at its southern edge



when it was laid out, prior to the First World War. The road that would have serviced the rest of the proposed estate to the east was never built, although its intended point of access from Orley Farm Road can be seen today. The area to the west was also never implemented and today comprises a playing field.

4.9 Although the larger development scheme was never realised, many plots along South Hill Avenue were developed with the involvement directly or otherwise of the South Hill Estates Company. One of the first properties to be built was Herons

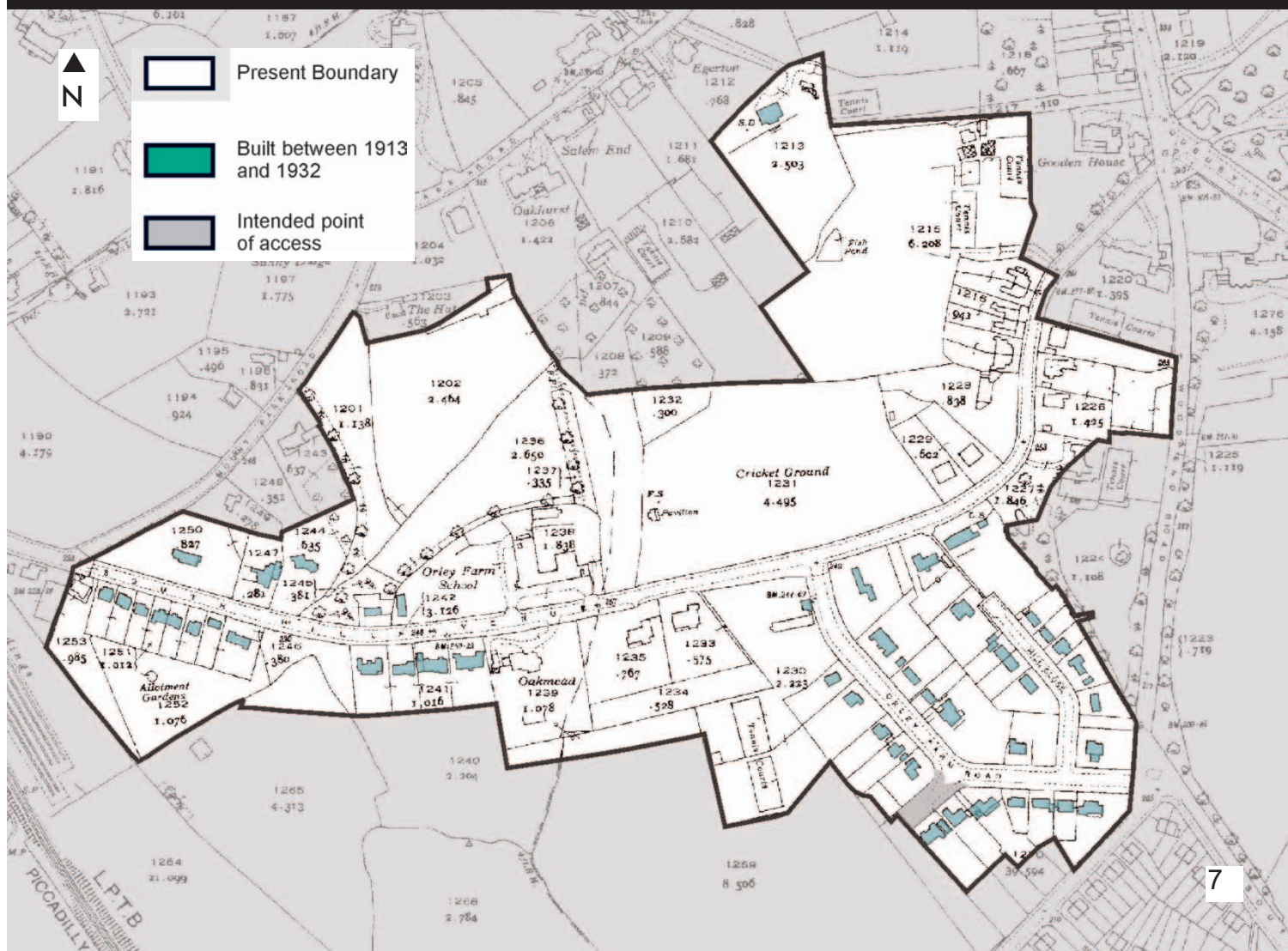
Ghyll (now Oak Apple Cottage), designed by Poynton-Taylor, and which was designed as a model for the rest of the estate.

4.10 Most available plots had been developed by the mid 1930s. Orley Farm Road and Hill Close provide some idea of the character and layout of what the full scheme would have looked like, had it been fulfilled. All the houses on these two roads are considered to positively enhance the conservation area.

4.11 The plots are relatively little altered since, but where alterations have occurred this

tends to have been because of infill development which can be seen on the map on page 9. This map shows blocks of flats or houses that have replaced earlier dwellings. Such late 20th century flats are very much the exception to what is essentially an area of detached housing. Together these detract from the character of the area and therefore should not set a precedent for similar development. Their development has gone some way to picking up prevalent features of the area, and has also attempted to continue elements of soft landscaping at the front, the approach of which would be

## OS Map of 1932





Red  
Lodge

The area  
has the  
feel of a  
garden  
suburb



expected in any subsequent development. The area's character is therefore largely derived from its earlier development.

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

### 5. Townscape Character

#### Location, Setting and Context

5.1 The conservation area boundary has been drawn to separate the earlier properties of Sudbury Hill Conservation Area from the later South Hill Avenue development. Otherwise, the boundary has been drawn to include the eastern end of South Hill Avenue, Orley Farm Road and Hill Close, which is important for the area's historical interest but equally so for its resulting physical character.

5.2 South Hill Avenue Conservation Area comprises three roads: South Hill Avenue, Orley Farm Road and Hill Close. The principal thoroughfare of South Hill Avenue, which runs east to west bends gradually as it gently climbs the slope of the Hill, then becomes quite steep towards the junction with Sudbury Hill. Orley Farm Road runs off South Hill Avenue north to south and gives access to the cul de sac of Hill Close. These are both much tighter areas of townscape that create a suburban landscape, which is softened by large expanses of greenery. Together, the elements provide a distinctive 'Garden Suburb' atmosphere. South Hill Avenue adopts some of this character at its eastern edge

but otherwise it is dominated by Victorian and Edwardian development.

#### Character

5.3 It is the relationship with the 'Garden Suburb' that makes South Hill Avenue Conservation Area so unique within Harrow. The distinctive cottage style architecture, wide grass verges, leafy character and resulting feeling of openness make for a very pleasant area. The early influence of the South Hill Estate's Company has therefore had lasting impact on the area's built form and physical streetscape character.

5.4 The well-sized family homes have survived well. Historic buildings of particular note are locally listed and are highlighted on the map on page 9. Their influence on the building heights and massing of more modern properties is evident, and allows for an element of continuity within the area. The blocks of flats also follow a similar height to the surrounding properties and have relatively large front gardens.

5.5 Landmark structures include the Grange, which marks the corner of South Hill Avenue and Orley Farm Road, as well as Oakmead and Orley Farm School. All are visually prominent within the streetscene, but the latter two also have significant social importance for the area. Orley Farm School is set back from the road behind a screening of trees, but glimpses provide an attractive view.

5.6 It is these school buildings that tend to generate the majority of traffic and noise within what is an otherwise quiet area. The vitality here is especially noticeable when children are dropped off or picked up from school. At other times, the relatively low levels of traffic create a peaceful atmosphere that is helped by the restricted access into the private roads. Gates prevent through traffic at the foot of Orley Farm Road and where South Hill Avenue meets Mount Park Road. The traffic speed is further controlled by several speed humps, which are most noticeable around the school entrance. The other key noticeable traffic calming and road safety measures to surround the school could be improved upon to appear more sensitive as they visually clutter the street somewhat at this point. The school is conscious of the need to protect the area's appearance but this has to be balanced with the necessary road safety measures to protect the children. The school will therefore continue to work with the local authority to look into sympathetic street furniture and traffic calming measures where possible here.

5.7 The principles of the 'Garden Suburb' ideal have ensured a leafy and reasonably open streetscape, which is enhanced by the School's playing fields to the north, and cricket pitches to the south. The high level of greenery, both within private gardens and in the form of verges and boundary treatments also helps to characterise the area and complements the high quality school buildings.





The Grange

Footpath linking South Hill Avenue to Hill Close



5.8 The pathway leading from South Hill Avenue to Hill Close is the exception to an otherwise open character. Here the pathway is particularly secluded, with boundary walls and greenery on either side of a narrow pathway, allowing for pleasant vistas in either direction.

## Built Environment

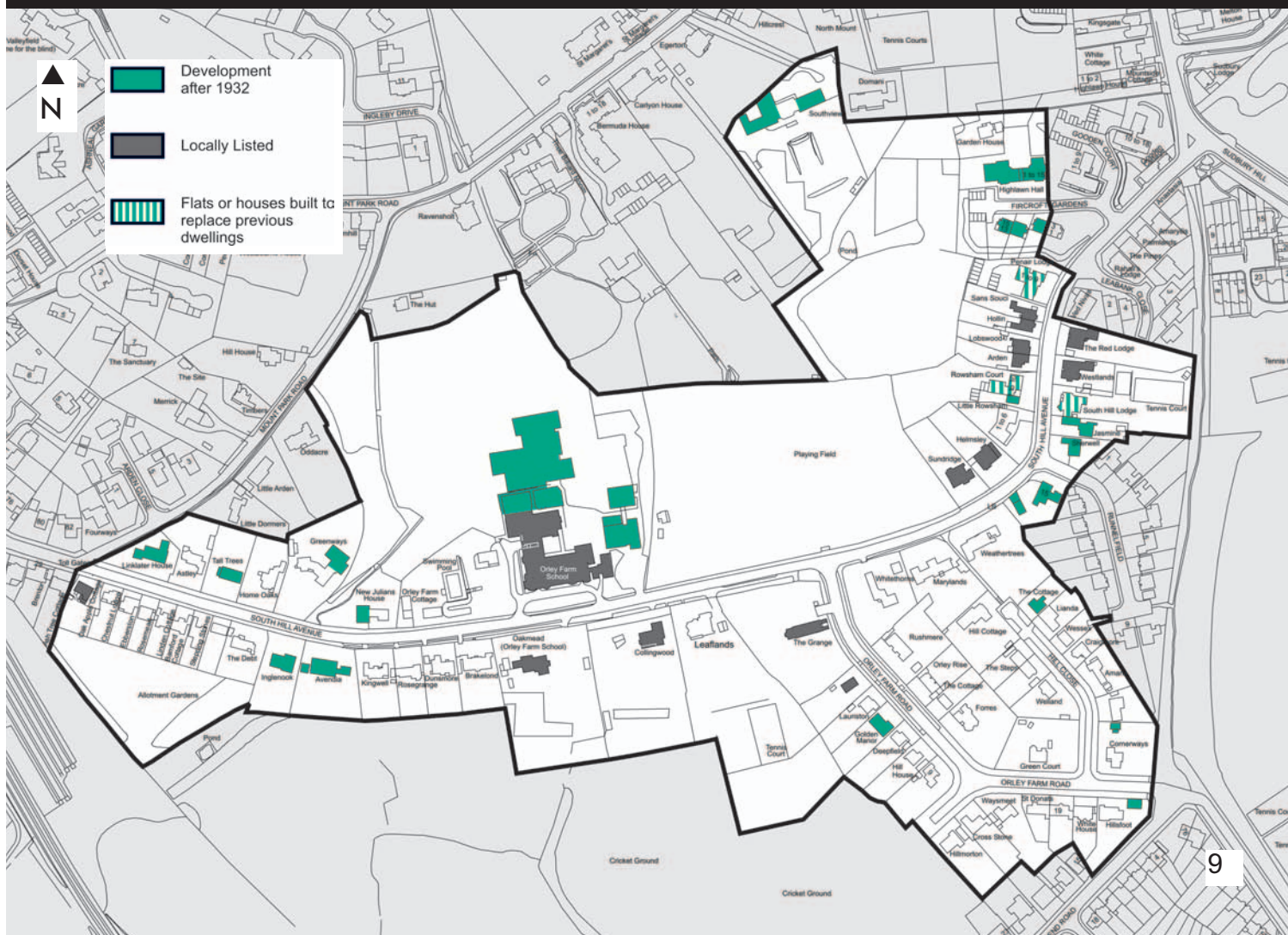
5.9 The built environment has a low density feel because the area was largely formed by large detached houses and also out of a desire to retain its rural image. The building line is far from rigid and has an informal feel despite

the structured road layout. The verges and boundary treatment create continuity within the streetscape, which is strengthened by similar building materials and techniques. Parts of Orley Farm Road and South Hill Avenue are very spacious in plot size. Where spacious gardens exist, these contribute positively to the conservation area and reinforce its sense of openness. The large gardens also help to break up the streetscene to create an informal feel to the area and to retain the feeling of low-density development. There is pressure for the subdivision of these spaces, which is likely to compromise the

open and green character of the area. Although certainly no longer a rural area, the Garden suburb has been achieved.

5.10 The 'Garden Suburb' idea sought to combine the benefits of the town and the country. The general description for the area can therefore be given as Arts and Crafts, which has a cottage type feel and is demonstrated in South Hill Avenue through decorative facades, of tile hanging, bargeboarding, overhanging eaves and decorative individual features such as leaded roofed porches or bespoke windows and doors. On Hill Close there are

Map showing infill development after 1932 and locally listed buildings







The playing fields for Orley Farm School provide the area with good views and a sense of openness. The well-chosen fence allows for the openness to be maintained.

The White House creates a pleasant vista when looking from Orley Farm Road



also a number of dwellings with red pantile roofs, and on Orley Farm Road there are properties with decorative barge boarding on white rendered facades. There are bay windows at various locations throughout the conservation area, but very few dormer windows. The unifying architectural features are red brick walls and steep pitched roofs of red plain tile. The buildings tend to be informally laid out, with informal fenestration. Most dwellings also have a garage, designed in a similar style to the house in similar materials, and are just as intrinsic to the area. The garages also add variety to

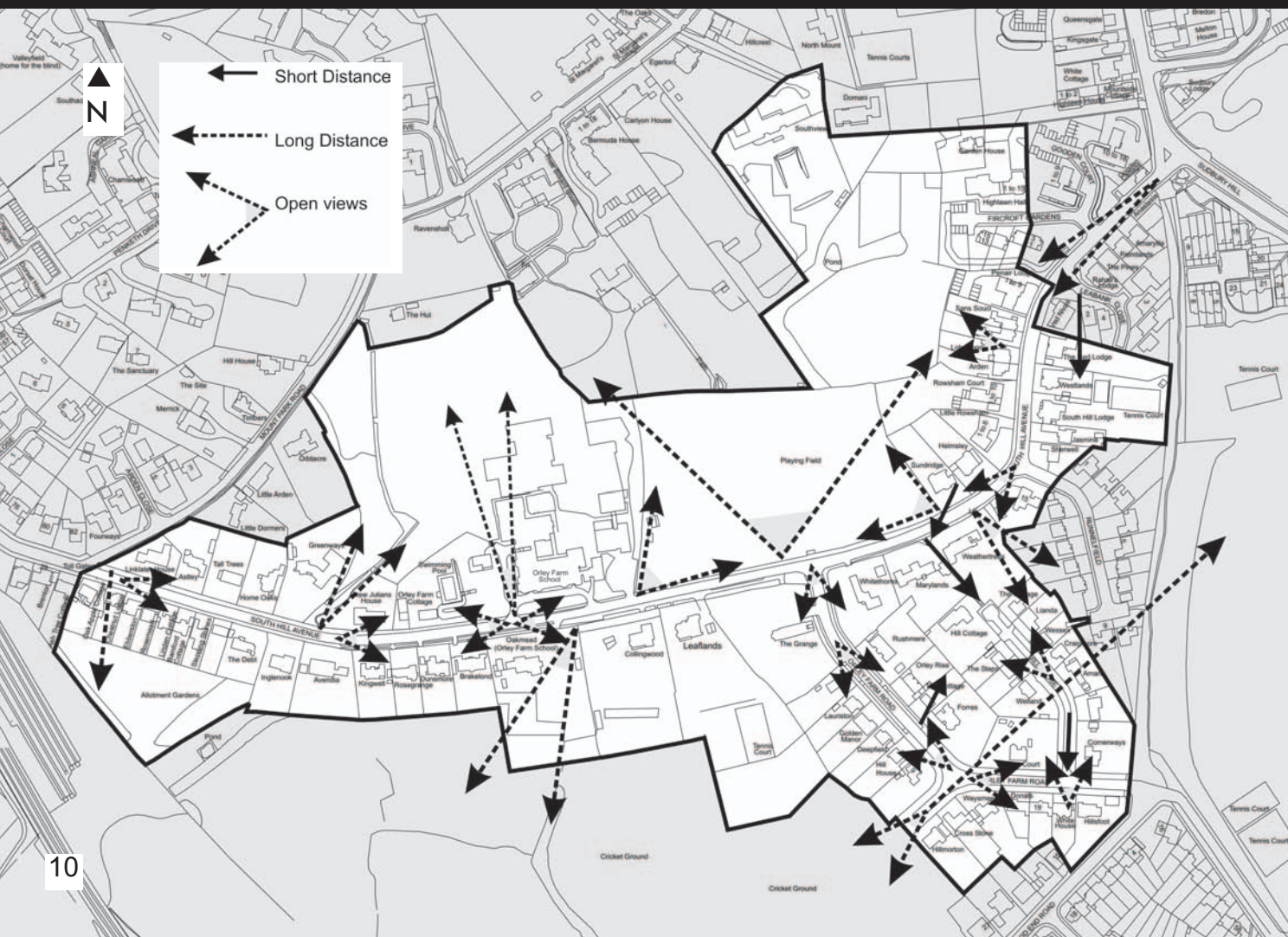
the streetscene, and complement the sense of openness by allowing visual interest between buildings.

## 6. Key Views and Vistas

6.1 The playing fields next to Orley Farm School provide long and uninterrupted views east to west. These views are displayed diagrammatically on the map below alongside short views through narrow spaces and gaps, which occur in the area's boundary treatment, between or over buildings. Steeper areas allow for longer views out of the area. Views are revealed out across South Harrow, especially at

the foot of Orley Farm Road. Views are again revealed to the north looking onto the higher slopes of the Hill from South Hill Avenue. The variety of views reinforce the perception of openness and provide layered visual interest. Any views, which are considered to make a positive contribution to the area should be protected. Important views, key vistas, landmark buildings and unfolding views within the area, are also identified on the map below. The map shows three types of views, short, long and open. Short views are likely to show greenery through spaces into gardens, whilst long views are

### Map Showing Views







The area's garages are often intrinsic to the design of the house and should therefore be retained for the benefit of the streetscene

The Cottage, Hill Close



likely to show tree tops over buildings or through gaps between buildings, and open views are likely to give way to longer and wider views over a greater area. Important views identified on the map are not intended to form a comprehensive list but to specify 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.

## 7. Activity and uses within the area

7.1 The buildings of Orley Farm School and its grounds act as a central focus for the area. Their educational use is important in what is otherwise a largely residential area, with the exception of Westlands, which is a home, for children with learning difficulties. The level of noise and activity is therefore noticeably higher outside the school. Orley Farm School's playing fields are particularly important to the area in a spatial sense, providing open greenery, as well as offering an important visual break between residential developments.

## 8. Architectural Qualities

8.1 Locally renowned architects, Arnold Mitchell and Samuel Pointon-Taylor designed a number of buildings on South Hill Avenue, which in addition to those by Starkey, Higgs & Rudkin, Horne and Walker, set the tone for the area. The Arts and Crafts detailing common to their designs has influenced the prevailing use of

materials and architectural features throughout the area.

### South Hill Avenue

8.2 The earliest Victorian houses are of similar mass and height. These tend to be reasonably large buildings of 2/3 storeys. Sans Souci & Hollin, designed by Higgs and Rudkin, are well proportioned with large areas of attractive patterned tile hanging to the first floor, and balconies over the two canted bays on the ground floor. Neighbouring, Lobswood & Arden were designed by Horne and feature attractive patterned timberwork and render to the first floor, as well as exposed red brickwork to the ground floor. Also of particular note are Sundridge and Helmsley. These well-proportioned 3-storey orange-brick buildings feature brick corbelling to the eaves and heavy chimneystacks.

8.3 Westlands and Red Lodge were built in 1896 and positively contribute to the earlier grouping. W.B.Walker designed both buildings, which comprise of two, 3-storey gabled wings connected by a central bay. They feature a recessed balustraded balcony with a roof dormer above. Each wing features a canted bay reaching to the first floor topped by a balustrade under heavily decorated bargeboards, which reflect the patterned brackets to the soffit of the eaves. Other properties built around 1900 surround Orley Farm School, with the exception of Ash Tree Cottage, which marks the boundary of the conservation area on its western edge. It is of special interest as

the former tollgate cottage for the area.

8.4 Arnold Mitchell designed both Orley Farm School and Oakmead in redbrick with plain tile roofs. Orley Farm School has a 3 bay centre link with twin gabled wings, brick pedimented central doors and a dentilled cornice to each wing. It demonstrates semi circular windows and a little turret. Oakmead stands opposite and is of asymmetrical design. The architectural features include a bell cote on the ridge and a dentilled and modillioned eaves cornice. Orley Farm Cottage was designed with the same materials but is of more modest cottage style design.

8.5 The buildings that surround the School are grand in scale and design, and sit within spacious gardens. The most impressive of these are Collingwood, Leaflands and the Grange. Both Collingwood and Leaflands were designed by Ferdinand Good and built in 1911. Both 3-storey properties are of asymmetrical design with irregular roof profiles. Collingwood also features an attractive arched doorway with patterned brickwork above. The Grange marks the corner of South Hill Avenue and Orley Farm Road and is of landmark quality. Designed by Pointon-Taylor, and built in 1910, it is a charming five bay house of 2-storey brick design, with a single central hipped dormer window, and two very tall chimneys.

8.6 Pointon Taylor also designed Chestnut Lodge, which was built in 1912. It is a much more





Welland, Hill Close, with an interestingly positioned first floor window

1 Orley Farm Road



modest building than the Grange but has the same 'cottage' feel as several of the later properties in the same group. Further to this, Pointon Taylor designed Whitethorns, Weathertrees and Marylands around 1934. These have since been significantly altered in part.

8.7 Bamford Cottage, Linden Cottage and Rosemead were designed by Starkey, and form a very pleasing group, although some have received later additions. The main features of these cottages are well-detailed roof profiles with gables and dormers, and the tile corbelling under the eaves.

8.8 One of the more unusual properties in this part of the Conservation Area is Brakelond, which was built in 1925. The house has a large centrally arched window and a large pantile roof from which projects a very large pedimented gable. The architect is unknown, although the building has been linked to G. Biscoe, who worked with Pointon Taylor. Another building of note within this group is Ebberston, designed by Crickmer and Foxley and built in 1924.

### Orley Farm Road and Hill Close

8.9 The vast majority of buildings of Orley Farm Road and Hill Close were built under the planned layout of the South Hill Estates Company. The architecture here generally follows the guidelines as set out by the Company to reflect a cottage style of development similar to that

already described in South Hill Avenue. Although many properties are not striking architecturally, their contribution to the streetscene is very important, particularly in terms of their group value, setting and boundary treatment. The 'Garden Suburb' feel is particularly evident at the houses clustered around Waysmeet.

8.10 Interesting buildings include numbers 1 and 9 Orley Farm Road. No 1, designed by Vaughan, is of cottage appearance, built in 2-storeys under a tiled roof which is of truncated hip profile and with contoured eaves above the windows. It is a very charming building, which is rendered white and features a large brick chimney stack on one corner, a recessed entrance on another, and accessed via brick archways in the front and side elevations. Number 9 (The Grange) is an attractive mock-Tudor style building of irregular plan with leaded light windows and half timbering to the first floor.

8.11 Orley Rise was built in 1925 and designed by Pointon Taylor. It has tall chimneys at each end and is of rendered brick under a tiled roof with sliding sash windows.

8.12 Other buildings of note are Cornerways, which is an interesting building with a dominant position on the corner of Orley Farm Road and Hill Close. The White House provides an important vista from Hill Close and has a well-planted garden that is considered to make a positive contribution to the streetscene. HillsFoot is also

impressive and marks the introduction into the conservation area at this point.

## 9. Streetscape

9.1 The area's past agricultural roots have helped to define the cricket fields adjacent to Orley Farm School, as well as the conservation area's western boundary and the boundary between The Grange and Leaflands. The eastern end of South Hill Avenue is the most formal, with pavements that run either side, and which are bounded by high brick boundary walls in part. The western end is physically and visually softer, with a pathway of ground or gravel running through a narrow grass verge. The area contains a substantial network of hedgerows, tree masses and spines. This is enhanced by areas of grassed open space in the form of playing fields and cricket grounds. This combination of landscape features provides screening and setting for buildings, and contributes greatly to the initial feel of the conservation area. The grassed verges considerably soften the impact of the road, especially where this is combined with soft boundary treatments of trees and hedges. Orley Farm Road and Hill Close, in particular, contain a high density of planting in a variety of species. Here the verges are expansive and the high quality of lush streetscape reflects the aims of the South Hill Estates Company in developing an orderly and dignified development with close regard to a natural and informal landscape treatment. With the exception of South Hill Avenue, where there are some



Boundary Gate  
at the foot of  
Orley Farm  
Road

Streetscene  
view of  
South Hill  
Avenue



urban forms of enclosure such as metal railings, the area's boundary treatment tends to be informal with either hedgerows or wooden fencing.

9.2 Most driveways and car accesses are constructed of informal materials such as pea-shingle. This is important, as most driveways cross the grass verges and the use of such materials is needed to complement the general visual quality. However, a few examples of hardsurfacing for driveways exist such as redbrick paviors or crazy paving which do not integrate well with the otherwise soft, well-planted and informal layout of the Conservation Area. Additionally, any increase in the number of car accesses would be unwelcome.

9.3 The western end of South Hill Avenue and the foot of Orley Farm Road are both gated. The South Hill Avenue gate sits on the site of the former tollgate for the area, the site of which is historically important.

## 10. Green Spaces and Ecology

10.1 South Hill Avenue Conservation Area contains a fairly wide diversity of trees, shrubs and other plants and includes oak hedges. There are also other species that are non-native plants, especially within the grounds and gardens of the houses. However, there is also a significant proportion of native or indigenous species that support a wide range of fauna. Such flora and fauna provide a further attractive dimension to the environment of the conservation area.

10.2 The trees within the conservation area are safeguarded by their conservation area status, as well as benefiting from a number of Tree Preservation Orders.

10.3 The hedgerows and verges constitute an important element of the landscape and street-scene in the conservation area in terms of their visual amenity and screening functions, and also their importance for nature conservation. Any future planting or re-planting should use native tree and shrub species in preference to non-native species.

## 11. Summary and the Main Assets

The assets of the area derive from the combination of factors that contribute to its character. The key qualities are:

- The feeling of openness, created by playing fields, spacious plots and the quality of the streetscape
- The high quality of architecture and large number of detached houses
- The grassed and treed verges and boundary treatment
- The relationship with the 'Garden Suburb'
- The tranquil and private atmosphere

## 12. Neutral Areas

12.1 The following buildings are considered to make a neutral contribution to the conservation area. All of the buildings are modern infill development without any particular architectural interest

*Wide verges give an orderly and dignified feel to the area*





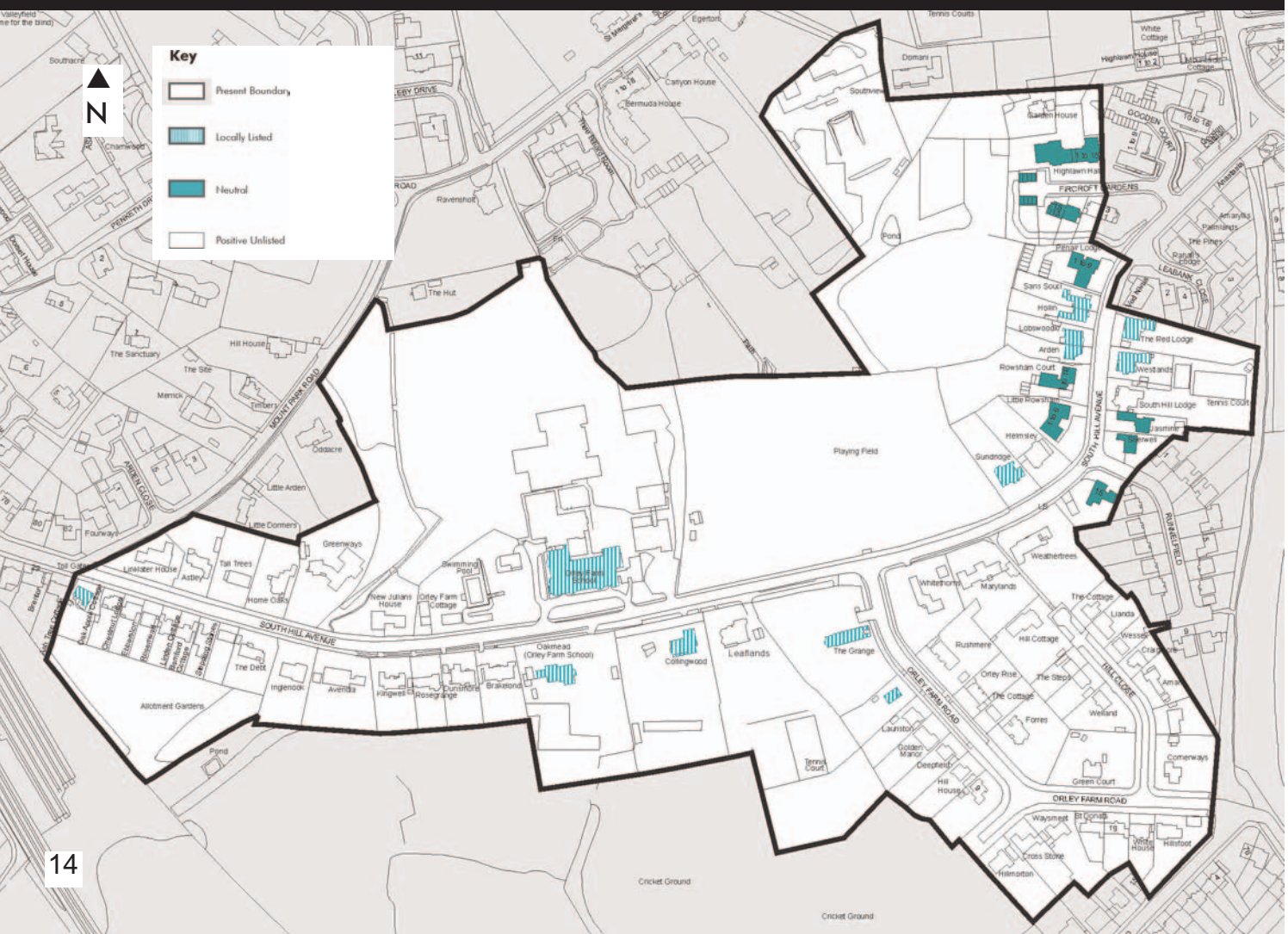
Highlawn Hall, Faircroft Gardens  
1-15, Faircroft Gardens  
Penair Lodge, South Hill Avenue

Rowsham Court, South Hill  
Avenue  
Little Rowsham, South Hill Avenue  
Jasmine, South Hill Avenue  
Showell, South Hill Avenue  
15 Runnelfield

13.1 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. Examples of erosion in the character of the area are few, and therefore the character, appearance and feel of the area remains largely intact.

### Map Showing Positive, Negative and Neutral Buildings



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

Problem /Pressure:	Location	Description
Alterations, extensions and new development to infill gardens	Various locations throughout the area	Buildings do need to change and adapt, but in a sensitive manner. Poor extensions or alterations threaten the integrity of the original houses and layout of the area. The spaces between buildings and any areas of open space, such as the area's playing fields, are of extreme importance. To infill garden plots would seriously harm the open character of the area. Alterations and extensions must sensitively consider the context of the site, not only the house that they propose to adjoin. In the case of new development this should not interrupt any views or compromise the general character of the area. Some sites may attract development pressure, which would require the sub-division of existing plots or the encroachment into other open spaces. Such development would seriously erode the character of the area as well as prejudicing the historical aspect of the layout and design of certain parts of the Estate. Further infilling development would destroy the attractive character of this area.
Modern flat blocks	South Hill Avenue	Towards the northeastern periphery of the Conservation Area there has been a trend for redevelopment, to provide purpose built flats. The Council is concerned that this type of development should not be allowed to intrude further into the Conservation Area, as individually the flats do not make a positive contribution to the streetscene, and accumulatively their impact is negative.
Loss of garages	Various locations throughout the area	Original garages are integral to the area's character and make a positive contribution to the streetscene. They also allow for cars to be parked off road, which is important for the streetscape. These structures should therefore be retained and not demolished, neither should they be developed into office space or living accommodation.
Boundary treatments	Various locations throughout the area, but particularly Orley Farm Road and South Hill Avenue	The erosion of grassed verges would severely detract from the area because, as integral features of the area, they furnish it with its 'Garden Suburb' feel.
Traffic calming measures	Surrounding Orley Farm School	The yellow and red traffic lines, guardrails and speed humps all add to the street clutter in this area. Although necessary, they are visually obtrusive and detract from the school buildings. Works of enhancement would be of tremendous benefit to the area.
Local Listing additions	Leaflands and Orley Farm Cottage	Both properties are of architectural interest for the local area and as such ought to be added to the local list when the Council reviews these.
Railings to existing properties	Various locations, but specifically South Hill Avenue	Railings tend to have a very urban character and therefore there is enhancement potential here. A hedged boundary or fence would therefore be preferable so as to fit in with the area's character.
Hardsurfaced drives	Various locations throughout the area	Hardsurfaced driveways are at odds with the South Hill Estates 'Garden Suburb' ideal and therefore there is potential for enhancement here.
Outbuildings for home offices	Various locations throughout the area	As more and more people choose to work from home there is a growing trend across the Borough for applications for outbuildings, for home offices. The spacious nature of gardens in this location is therefore likely to present this as a pressure. Unsympathetic additions can be harmful to the setting of the buildings and the conservation area, and therefore the integration of alterations/additions into a site would have to be carefully sited, be of the highest quality of design and make use of the most sympathetic of materials.



# SOUTH HILL AVENUE

## 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 ghuha 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>Panjabi</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 koowaad 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 South Hill Avenue Conservation Area

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