

# MOUNT PARK

CONSERVATION AREA STUDY

Area Number 21



The Oaks

**A** number of handsome late Victorian and Edwardian houses occupy fine positions on the undulating lower slopes of Harrow Hill, forming the focus for the Mount Park Estate Conservation Area. The rich landscaped setting for these properties creates a feeling of seclusion and makes for an almost semi-rural character in what are otherwise urban environs.





In areas there is a strong feeling of seclusion



Grand, well built houses line Mount Park Road

## 1. Introduction

1.1 A number of handsome late Victorian and Edwardian houses occupy fine positions on the undulating lower slopes of Harrow Hill, forming the focus for the Mount Park Estate Conservation Area. The rich landscaped setting for these properties creates a feeling of seclusion and makes for an almost semi-rural character in what are otherwise urban environs.

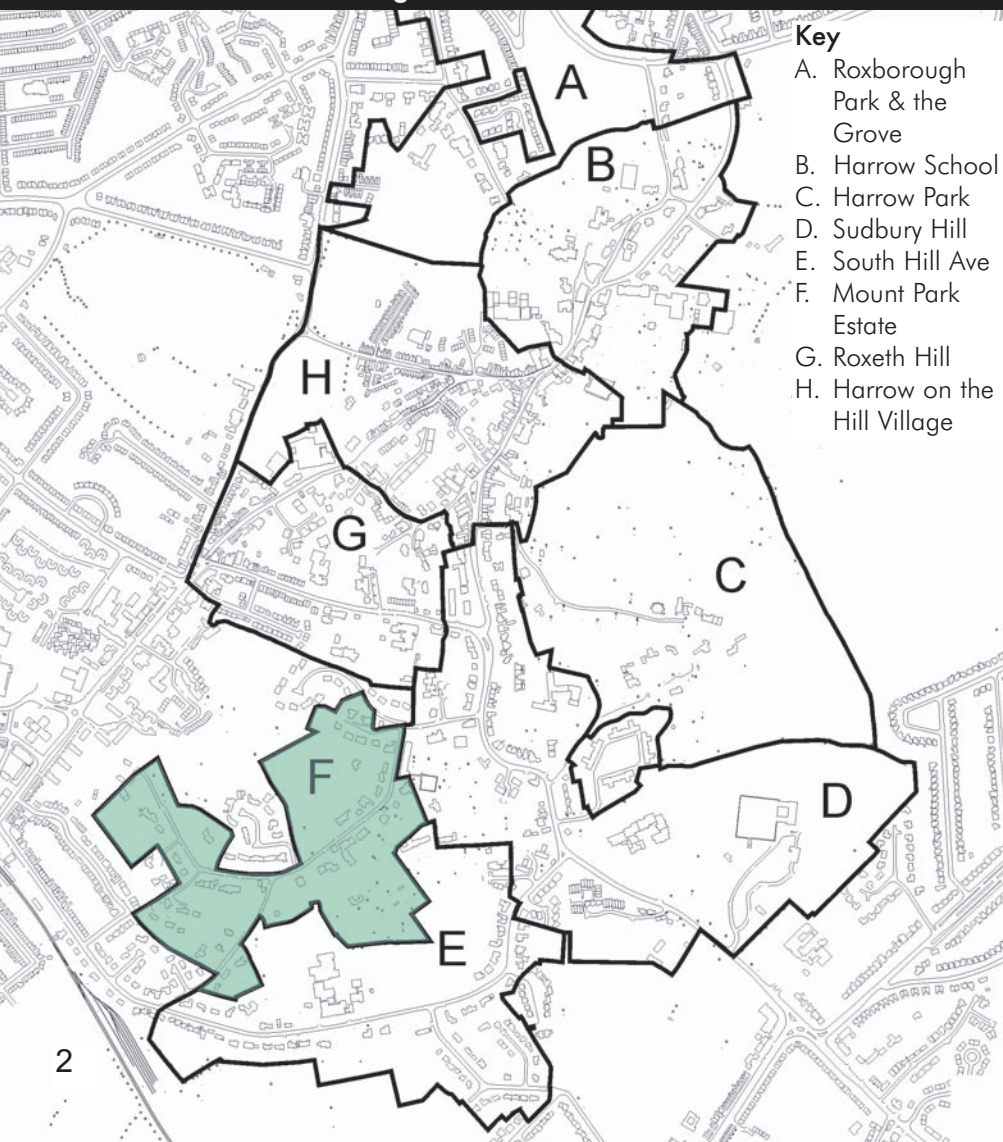
1.2 Mount Park Estate Conservation Area comprises the

main thoroughfare of Mount Park Road, which branches in both western and southern directions, ending in a cul-de-sac at its western most point whilst winding down to meet South Hill Avenue at its southern most point. From this fork, the road climbs northwards where it meets Mount Park Avenue, and where a T-junction is formed. Here, and to the east, the conservation area is bounded by Sudbury Hill Conservation Area and to the south the area is bounded by South Hill Avenue Conservation Area.

1.3 The conservation area's extensive gardens are bounded to the north and the south by Metropolitan Open Land and in some cases this designation extends into properties' rear gardens. Further to this designation, the area is also bounded to the south and east by Sites of Local Importance for Nature Conservation. In addition, the area forms part of Harrow on the Hill's Area of Special Character. See maps on pages 3 & 12.

1.4 Mount Park Estate was first designated as a conservation area in 1980 to include the historic core, and was then extended in 1982 to include the remainder of the area as at present.

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



#### Key

- A. Roxborough Park & the Grove
- B. Harrow School
- C. Harrow Park
- D. Sudbury Hill
- E. South Hill Ave
- F. Mount Park Estate
- G. Roxeth Hill
- H. Harrow on the Hill Village

## 2. Planning Policy Context

2.1 This appraisal, and linked management strategy supersedes the Mount Park Estate Conservation Area Policy Statement that was adopted in 1989 by Harrow Council. Much of the information, ideas and policies from the 1989 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, character and appearance of the area as a whole, which will help form the basis for making



The Metropolitan Open Land setting is extremely important to the character of the conservation area



The semi-rural character provides a fabulous setting for the high quality buildings



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.

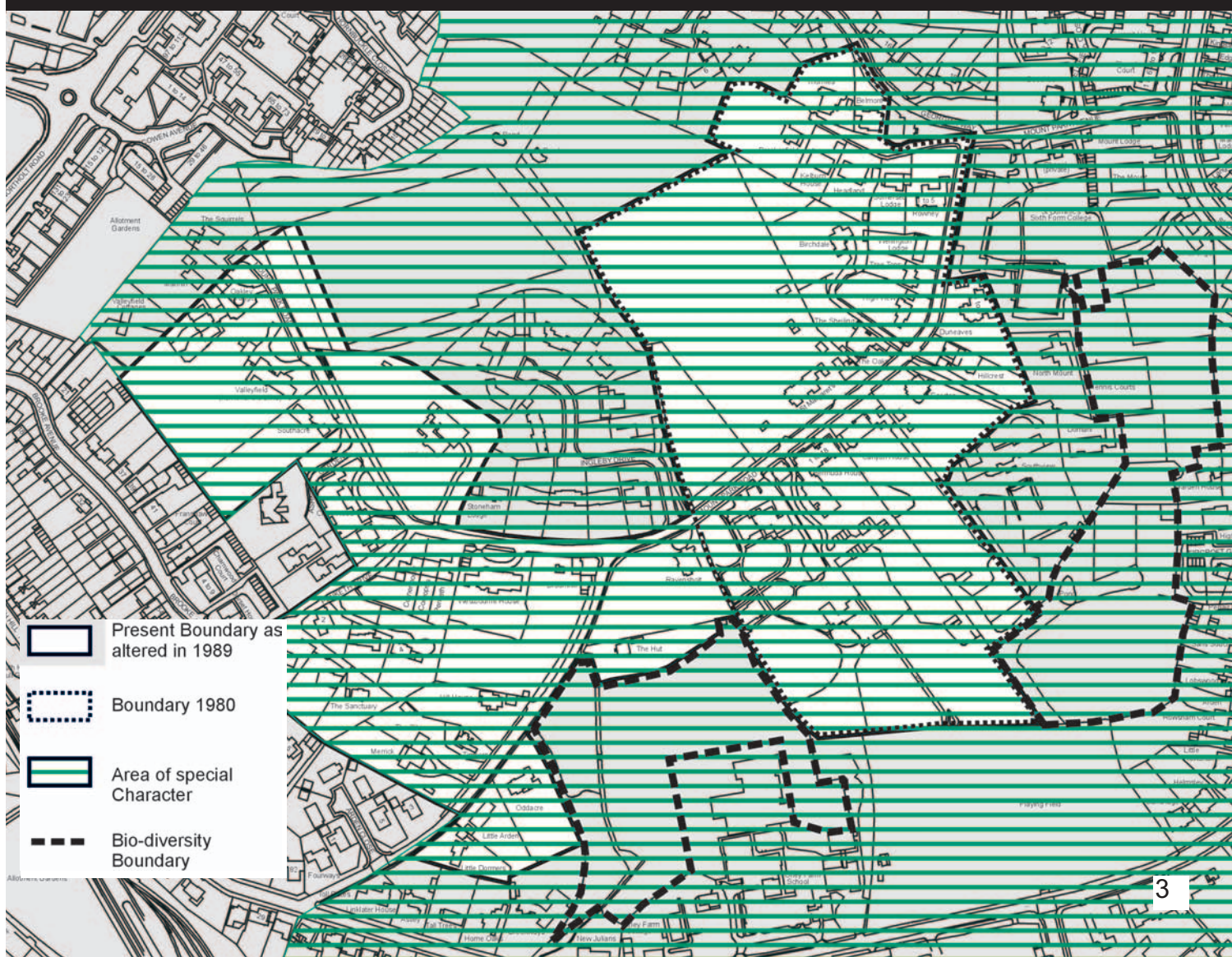
2.3 This appraisal and management strategy are set within the broader context of conservation area policy guidance for Harrow contained within the Harrow Unitary Development Plan, the emerging Local Development Framework and the associated Harrow on the Hill

Conservation Areas Supplementary Planning Document, which accompanies all Harrow on the Hill Conservation Area Appraisals. The 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 special interest of Mount Park Estate Conservation Area is derived from the area's historic dwellings set in spacious gardens, and supported by abundant street side greenery combined with lush garden planting. The conservation area is further enhanced by the lack of through traffic, allowing for a

Map showing Boundary of Conservation Area





quiet and tranquil atmosphere that provides Mount Park Estate with its distinctive character and sense of place.

#### 4. Historical Development

4.1 The Metropolitan Railway linked North London with Harrow in 1880, at which time, the land of the southern slopes of Harrow on the Hill was almost purely in agricultural use. The extension of the railway however brought change to the area. Not only did there become a significant ease of travel but the railway line also sparked newfound interest in London's surrounding villages and countryside. The area became particularly sought after as its

hilltop location was considered both cleaner and healthier. The Harrow area thus became desirable to city dwellers, and the transition from fields to housing began.

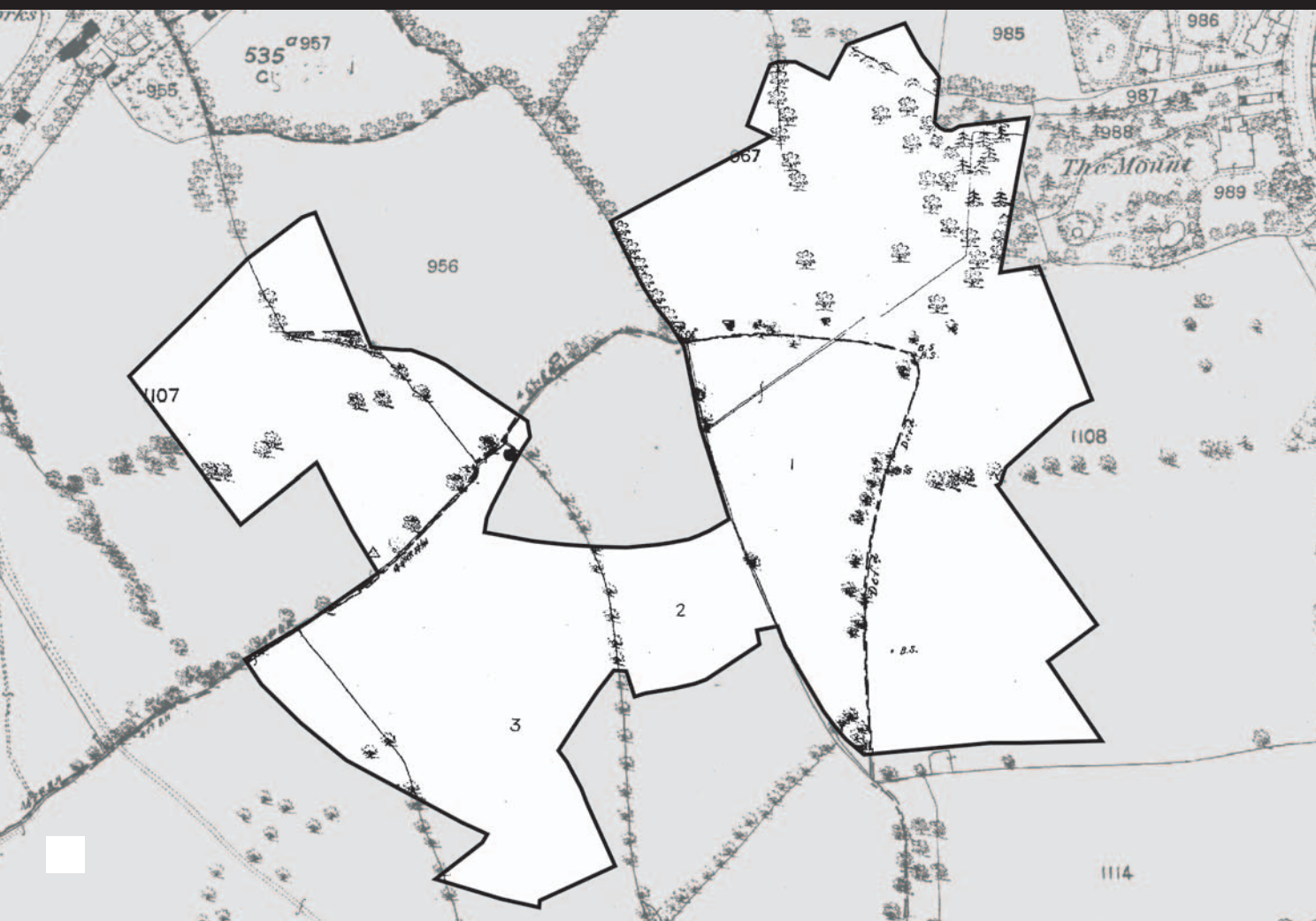
4.2 Mount Park Estate Conservation Area is very similar to that of neighbouring South Hill Avenue Conservation Area. The historical commonalities result from similar development over a similar timeframe, on areas of land that once formed part of the same estate - Mount Estate.

4.3 Mount Estate, comprised 'Mount Farm', 'Prings Farm' and 'The Park' (the latter of which now forms a substantial part of Mount

Park Estate Conservation Area). The areas of land were sold 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. The sale particulars, of the 22nd May 1885, promote the land as, "offering choice sites for the erection of a superior class of residence...[thus] occupying one of the finest positions in the county of Middlesex, commanding exquisite panoramic views extending into eight counties and charmingly studded with finely-grown Chestnuts, Oak, Elm and Pine".

4.4 The conditions of sale stipulated that all new buildings

**Ordnance Survey map from 1864 showing the area as farmland**



Mount Park Road splits in two at the corner of Broomhill

The Billiard Room is a grade II listed building of special architectural interest

should be single-family dwelling houses forming either one large detached house or two semi-detached houses on each plot, and each should be of the finest quality, in terms of their design and materials. Such conditions were carefully adhered to, and have furnished the area we know today with a variety of high quality architecture, dating from shortly after the last auction of 1885.

4.5 In more recent years the educational and institutional uses that once formed part of the area's vitality have been converted to residential. For example, the conservation area saw the loss of the Purcell Music School in 1997,

which moved to new facilities in Bushey. The Music School site once covered Oakhurst Heights and Ravensholt. In addition, the Association of the Blind were based at Valleyfield until the late 1990s. Despite these changes however, the area continues to be very much as it was when it was first designated a conservation area.

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

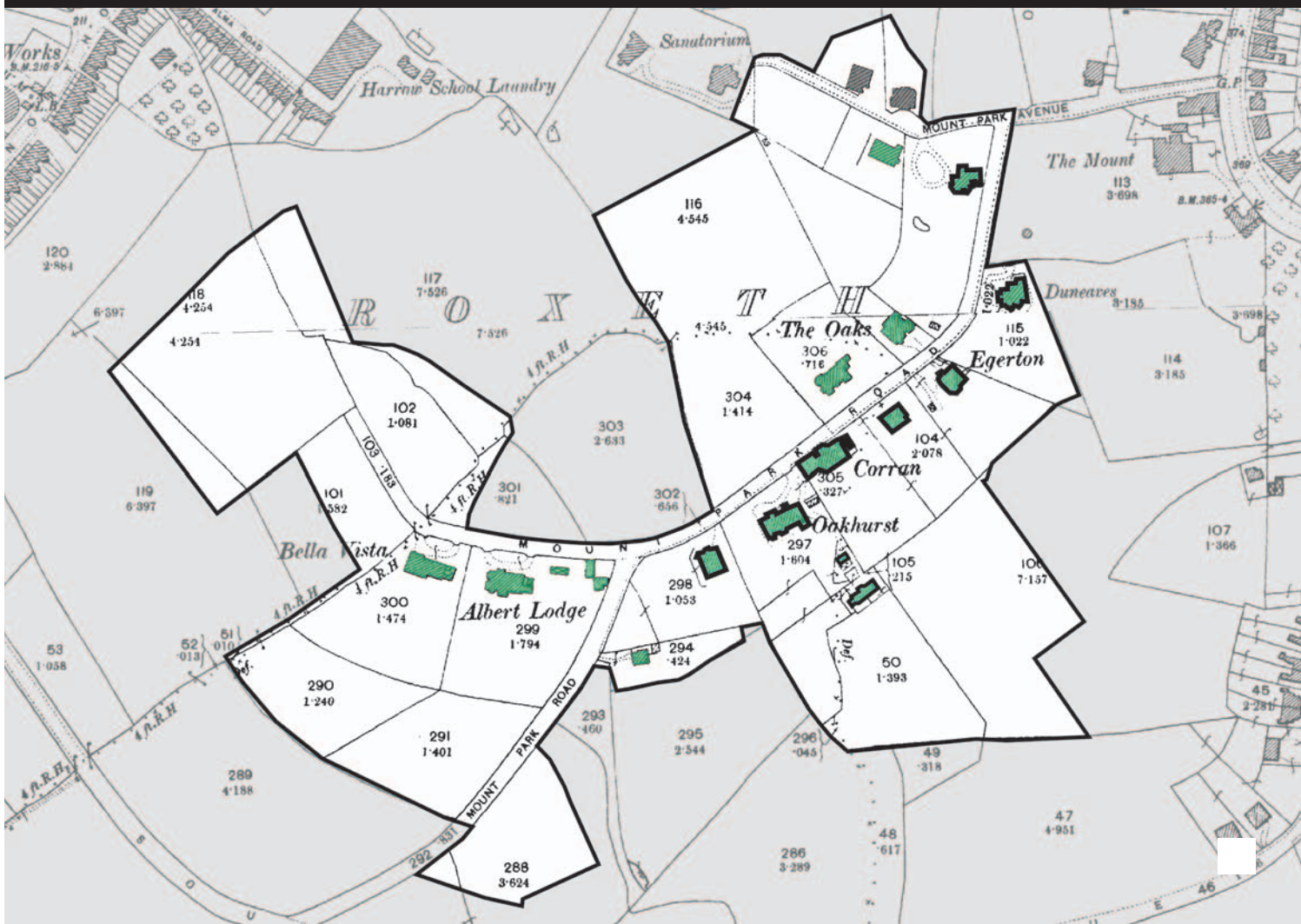
### 5. Townscape Character

#### Context

5.1 On entering the conservation

area from Mount Park Avenue it is clear that there is a change in character. The urban qualities of Sudbury Hill are left behind to reveal a much more semi-rural area. The noise and vitality that surrounds St Dominic's RC School is replaced by a calmer and quieter atmosphere. Similarly, when entering the Conservation Area from the foot of Mount Park Road, the bustle of the town is left well behind as an almost countryside feel becomes apparent. Such contrasts in atmosphere reinforces the sense that this area is special and secluded from the wider urban area.

### Ordnance Survey map from 1896







The character of the area is derived from large houses set over spacious gardens

The gaps between buildings and through into gardens are important to the area's character



## Landscape Character

5.2 The landscape, trees and open spaces are the most defining characteristics of the area. The area is undulating and in places, park like, prettily studded with finely grown forest trees. Its sylvan character is particularly appealing, providing the area with strong identity and an almost semi-rural feel, especially towards the end of the western spur of Mount Park Road.

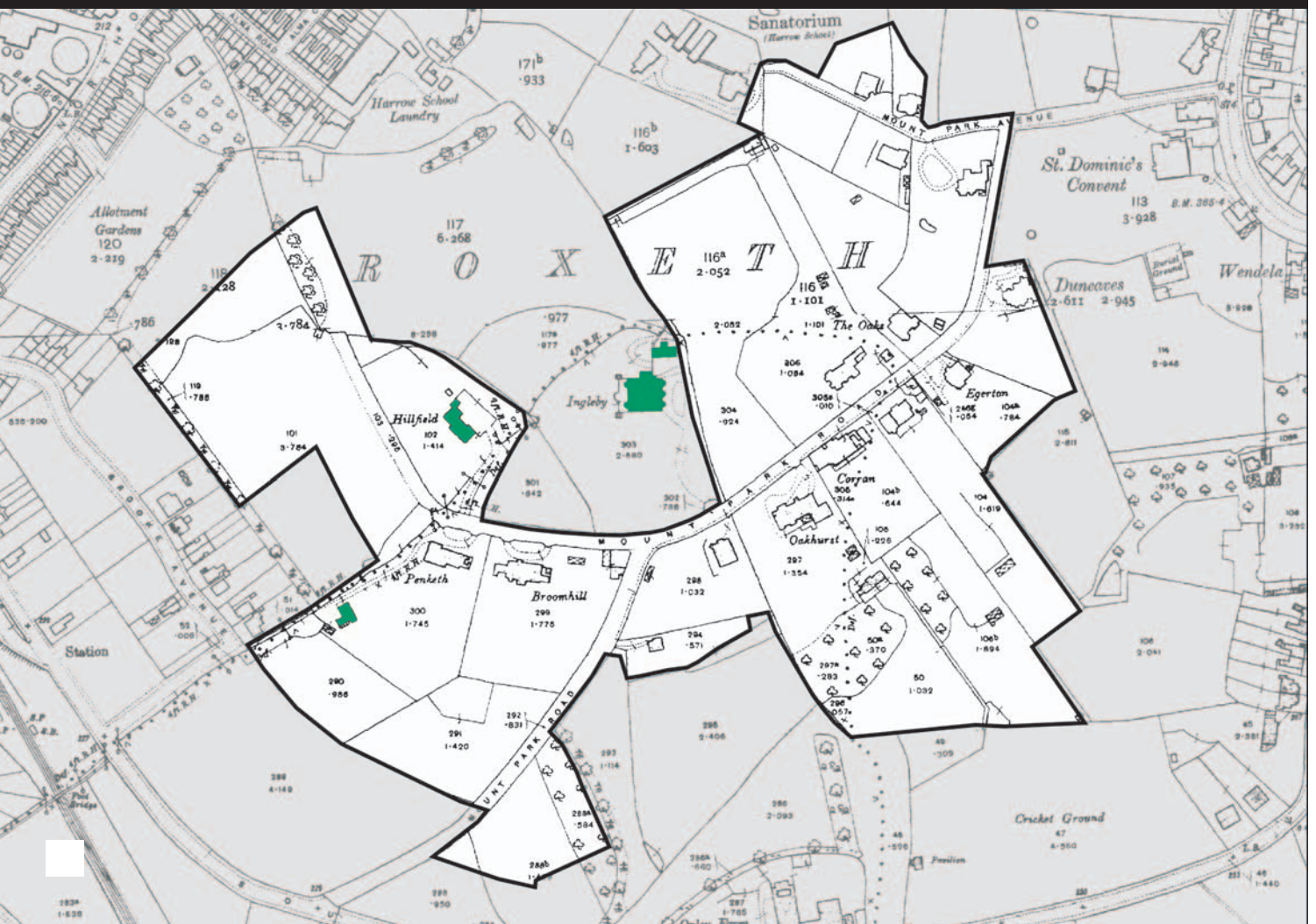
5.3 In many parts hedgerows form the boundary between private and public space, which are important in terms of their visual amenity and screening function, but also with respect to nature

conservation. Only two original field boundaries exist and constitute the hedgerows forming the boundary for Valleyfield, and the boundary between The Billiard Room and Oakhurst Heights. These are considered of significance, as markers for the area's rural past. Where areas of open landscape setting remains, this is not only vital in illustrating such historic links, but also for making positive visual and atmospheric contributions. The variation between the enclosure of soft hedgerows and thick tree belts either side of the roads provide occasional openings in the green coverage, or between buildings, which add to the sense

of openness. Backland development should therefore be avoided, because it would cause harm to this openness and the agricultural historic reference, the importance of which is reflected through MOL designations.

5.4 The fences and hedges marking plot boundaries make it only possible to see the 2nd and 3rd floors of a number of properties, especially those of Egerton, St Margarets and Park View, making these glimpses all the more special. This feeling of seclusion is enhanced by the peaceful atmosphere from lack of through traffic as a result of gated entrances at either end of the

## Ordnance Survey map from 1914





narrow private road. The abundance of greenery here is further derived from grass verges. Where pavements do exist these tend to be narrow and informal. The erosion of any such greenery here would severely detract from the area's character, and unique environment.

### Built Environment

5.6 The area's architecture equals its landscape setting in quality. The majority of houses are detached, although there is some evidence of semi-detached dwellings and terraces. Flats are also evident but are in the minority and as such are not considered to be a characteristic

of the area. The most impressive of buildings are Victorian or Edwardian, two of which are statutorily listed, and fifteen of which are locally listed. This historic core makes an especially strong and positive contribution to the area, for its group value as well as for its examples of individual buildings of exceptional quality. The majority of the earliest buildings have survived as they were first laid out, with the exception of Bella Vista, which was demolished to make room for 3 homes adjacent to Westbourne House, and Corran (c1886), which was demolished and replaced by Bermuda House. The historic properties set the tone for

the area and tend to be 2-storey in height, with rooms in the roof, large in scale, informally laid out and set within extensive mature gardens set well back from the road. A number have a rambling quality, which makes them appear even grander. Such buildings seem to meander over their large and open plot. The elegantly detailed Hillfield of 1898, for example, is set well back from the road and is surrounded by sizeable gardens.

It is evident that each building's orientation was given careful thought so as to provide the occupant with the best available views. This careful positioning, in

Map showing Listed and Locally Listed Buildings







There are a number of tree lined vistas throughout the area



There are numerous views of rooftops such as this one at Westbourne House

combination with the spacious gardens, provides the area with its feeling of openness in so many places, which is considered to be a valuable asset.

## 6 Key Views and Vistas

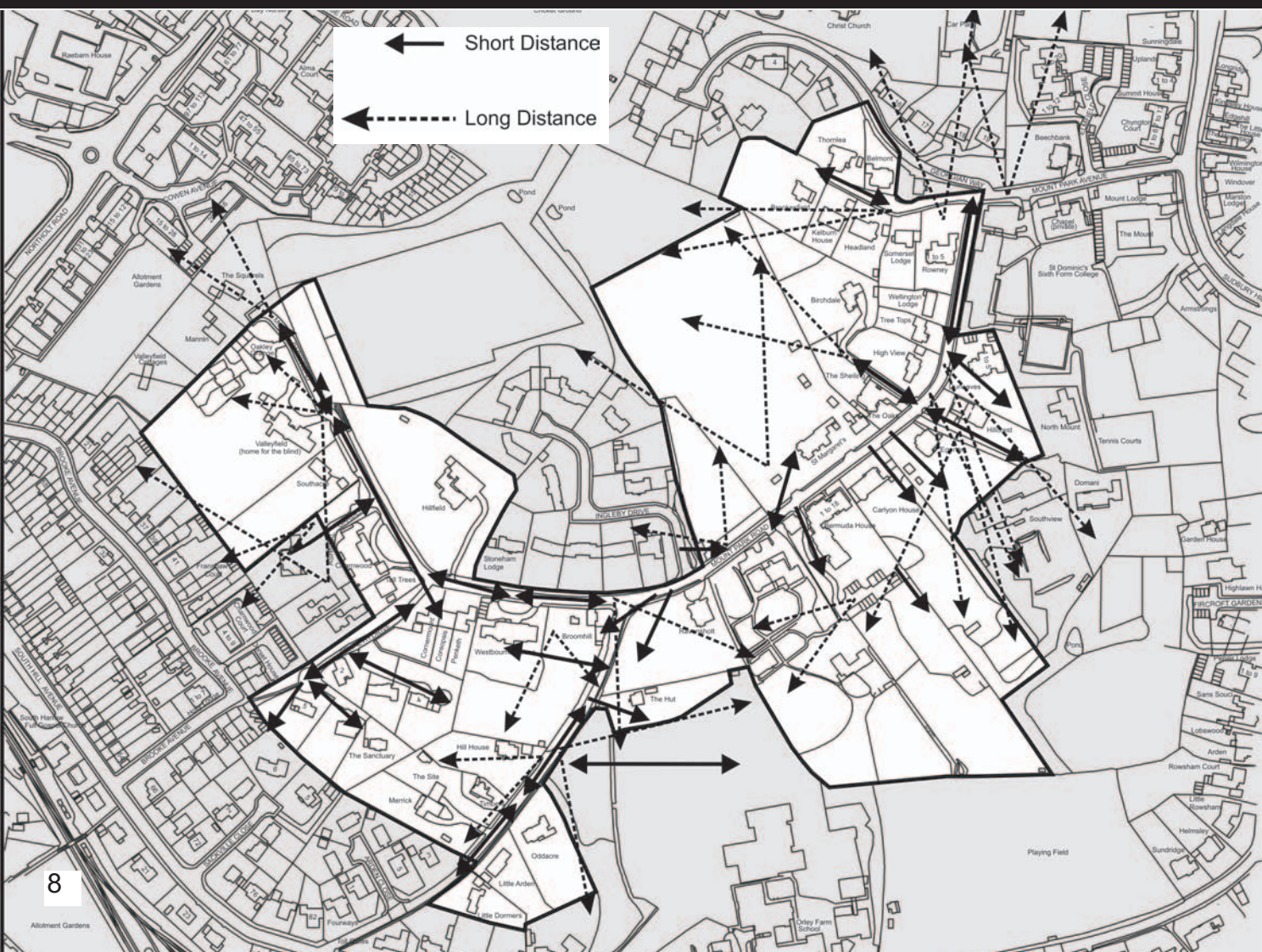
6.1 The important views and panoramas identified on the map below are not intended to form a comprehensive list but rather to highlight key areas for views and indicate the sort of views important to the character of the area. There are also a number of views or vistas into the area available from surrounding areas.

6.2 A virtue of the large individual buildings set in large grounds is the views that are afforded into the garden landscapes through gaps and spaces in the streetscape boundary. The curving form of the roads and the sloping land also add drama and interest to the streetscene, allowing serial views as one moves through it. In addition, the open space allows for long views to trees and grass, which enliven and refresh the streetscene.

6.3 Unfolding views as the road meanders helps to create tree lined vistas, as well as highlighting

landmark buildings such as Westbourne House or Broomhill. Sight of the latter may be obtained from 3 aspects of Mount Park Road. The views from Hill House and Bermuda House are important in highlighting the significance of the designated Metropolitan Open Land and the openness and greenery that this creates, projecting the semi-rural character. Duneaves and Carlyon House are both orientated towards distant views to the south, and highlight the topography of the area. Views of historic properties of Mount Park Avenue are particularly important because

*Map showing important views into and out of conservation area*







Broomhill is a landmark feature

Tile hanging is a predominant architectural feature of the area. Here it is at Egerton



of the sense of place created here, The quality and change in area character as one leaves the Conservation Area is highlighted through views. Ever-present views such as those mentioned make a significant contribution to the area's atmosphere as well as the experience of this, and as such it is necessary that views and vistas, which are found to contribute positively to the area be protected.

## 7. Activity and uses within and around the area

7.1 The area is now purely residential, although previous non-residential uses existed at Valleyfield and Oakhurst (Purcell School) until fairly recently. Single-family dwelling houses therefore dominate, forming the area's character, but there are some purpose built flats, as at Bermuda House. Duneaves and Rowney have been converted into flats, which should be avoided, as this is detrimental to the buildings intrinsic values and intended use, as well as being highly incongruous to the prevailing character of the Conservation Area.

7.2 Although it does not form part of the conservation area it is important to mention, St Dominics RC School, which affects the area's setting and dominates its entrance at the top of Mount Park Road, whilst forming part of the north-eastward view out of the area. The educational use here impacts on the conservation area by increasing pressure for parking, as well as the area being used as a thoroughfare for students who get the train to and from school via South Harrow Station. The

school therefore increases vitality in the area, but also adds a number of pressures.

## 8. Architectural Qualities

8.1 The area's semi-rural landscape has led to a common resonance of informal Arts and Crafts styles. The principles behind the Arts and Crafts movement sought the skill of the true craftsman and stylistically sought to express a rustic charm. The resulting buildings are often described as having a cottage feel even although these can be quite substantial in mass. Such large scale and character is certainly true for Mount Park Estate. The art movement also promoted the use of the finest materials and highest quality of detailing, which was also adopted by the area. This influence can be identified through the repetition of detailing, such as brickwork cornice detailing at Park View, the vertical emphasis and elongated forms, as at Broomhill, the decorative bargeboarding, tile hanging, as at Westbourne house, overhanging eaves, and tall chimneys, as at Oddacre. Tile-hanging is evident within the design of Egerton, alongside a rich mixture of the area's characteristic features, such as heavy bargeboards as well as tall and ornate chimneys. Egerton was designed by Higgs and Rudkin in 1883, and demonstrates an irregular composition that provides it with landmark quality. Similar displays of tile-hanging can be found on Carlyon House, built in 1884, as well as St Margarets, of a decade later, and the Shieling, which was built in 1893 as the staff quarters for The Oaks.

8.2 Redbrick, red plain tile, steeply pitched roofs and timber casement and sash windows are also characteristic to the area, appearing in both the Arts and Crafts and Classically designed properties, thus helping to weave a common thread between buildings. The colour and texture of the area's redbrick is evident in impressive properties such as Duneaves, Egerton and Park View, the latter of which demonstrates lovely brickwork detailing under the eaves. Egerton and Duneaves, built in c1882, also share half-timbered exterior detailing, which is repeated throughout the area in buildings such as Hill House or Carlyon House. Some houses are also rendered in white and as such where these are historic, a sympathetic lime render is necessary to allow the house to breathe as intended, such as Hill House, Timbers and Oddacre. Classically designed Charnwood is unusual because it is white painted. Hillfield and Stoneham Lodge are also elegant examples of the simple Neo Georgian style detailing, of wide symmetrical facades, with centrally positioned doorways and regular fenestration. Stone is occasionally used to highlight features of design, and as such can be seen to surround window or door openings in areas. It is also used for steps or in the corner detailing of quoins to provide buildings with a substantial and permanent emphasis. Stone is particularly evident in The Oaks detailing.

8.3 The Oaks, which was designed by Robert Adam Briggs, has a bay window over two floors with stone mullioned windows and a particularly grand and well-





Dormer windows appear in a number of buildings within the area. Here they adorn Valleyfield

Rendering appears on a few houses within the area, such as Charnwood



decorated stone door surround. It can be considered a particularly fine building and therefore is of landmark quality. Rowney, built in 1880 by Temple & Foster, also demonstrates unusual detailing of the eaves and arches of the windows. The windows of Westbourne House are large and decorated with interesting stained glass at first floor level. Windows are often smaller towards upper floors and therefore reflect the history of service accommodation. It is for these reasons that where windows and doors are found to be original, and built as an integral part of the building's original style, these should be well maintained and not replaced by unsuitable modern materials or openings. A number of properties also have attic accommodation lit by dormers and as such there is pressure on the area for additional dormer windows to be introduced into roofs.

8.4 Belmont is the earliest property of the conservation area, built between 1865 and 1871. It is 2/3 storeys with a prominent gable within which is situated an arch headed opening for two small semi-circular headed sash windows. The ground floor is characterised by a simple entrance adjacent to a square bay. Headland, Thornlea and Rowney stand within the same grouping on Mount Park Avenue, and all survive relatively unaltered with the exception of Rowney which has been divided into flats. Thornlea was built in 1871 by Charles Forster Hayward, who was a prominent Harrow architect, having designed several Harrow School boarding houses as well as municipal buildings, such as the

Fire Station on the High Street. It is 3-storey, with an irregular plan and, like Hayward's other buildings on Harrow on the Hill, is characterised by an ornate patterning of the brickwork. Rowney marks the corner here, and expresses the quality of materials and detailing so characteristic to the area. It is built of redbrick, with large windows, and overhanging eaves.

8.5 Perhaps the most unusual building on Mount Park Road is the redbrick Billiard Room, designed by E.S. Prior, another of the Hill's most well recognised and important architects. It is a square structure with large semi-circular headed windows that forms a quirky and easily recognisable landmark feature, not only due to its interesting appearance but also because of its positioning on the roadside, spilling forward of the building line in a unique manner. It was built in 1889 as an extension to Corran, but was not demolished along with the house and now stands detached and isolated, overshadowed by Bermuda House, the 4 storeys of which seems overwhelming in such a context, and can therefore be considered harmful to the setting of the grade II listed building. This highlights the importance of paying respect to the historic core and any prevailing architectural materials or features, otherwise new design is likely to seem out of place and detrimental to the character of the area.

8.6 Another locally renowned architect, Arnold Mitchell, designed St Margarets, which is an imposing building, the main

features of which are two projecting gables and careful decorative detailing. It is of 2-storeys with additional accommodation within the attic. The building has small well-positioned dormers included within the roof. Similar style dormers are also included within Egerton, Park View and Timbers. By virtue of the fall in the hill views of steep roofs rising above greenery are provided, such as views of Westbourne House. Its landmark qualities first become noticeable when walking southwards along Mount Park Road.

8.7 Although not the primary architect, Mitchell is also thought to have had a hand in a number of other dwellings and designed extensions to Carlyon House, Oakhurst and Ravensholt. Oakhurst is of 2-storeys and was built in two distinct periods. It is of the area's characteristic redbrick and has ornate cornice detailing and single paned sash windows, some of which are coloured stained glass. Like St Margarets, there is also accommodation in the roof, but here rooms are lit by means of uncharacteristically wide-hipped dormers. Ravensholt is sombre in comparison. With plain austerity, it is a narrow fronted and deep dwelling, composed of simple and well-proportioned elements.

8.8 Mitchell also designed Ingleby Court, the only remnant of which is the Japanese rock that is now located outside Broomhill, which came from the dwelling's former Japanese inspired garden. Ingleby Court was demolished and redeveloped in the 1960s to form





The Hut is comfortably sited within green surrounds

There is limited amount of pavement furnishing a semi-rural feel, but there are a number of speed humps to reduce traffic speeds



Ingleby Drive. This modern cul de sac is of no particular architectural merit and is most evident from its entrance off Mount Park Road, but otherwise it is well screened by the densely planted street trees and garden landscaping. Nevertheless, its close proximity has bearing on the setting of the conservation area and therefore any development or alteration here should respect the intrinsic qualities of Mount Park Estate conservation area.

8.9 Although a few houses were added to Mount Park Road in the 1930s, the remaining buildings tend to constitute post-war development, built on land that was formerly the grounds of earlier dwellings. Wellington, Tree Tops and High View, for example, have been built within the former garden of Rowney, with the resulting overlay of building forms and styles throughout the conservation area, creating a variety of built form. The smaller post-war in fill development seems modest in comparison. The scale is quite obviously different to that of the older dwellings, but in most cases the building's detailing aims to pick up on the area's established character. For example, the 3 small houses that sit adjacent to Westbourne House are attractive dwellings, though do not possess the landmark qualities of their earlier counterpart but do pick up on the redbrick, overhanging eaves and porticos of the historic Classically designed buildings. The earliest buildings have undoubtedly shaped the area's character, and their influence can be seen in the design of all the area's most recent structures, with the

exception of Bermuda House. The strength of materials and careful consideration of scale, orientation and features is evident and should therefore form the reference point for all good new design or alteration.

## 9. Streetscape

9.1 Boundary treatment varies from house to house, but the streetscape quality is generally very high. Planting and hedgerows constitute the boundary for many dwellings, whilst others demonstrate brick walls or close-boarded fencing, the latter of which is not considered to preserve the character of the area. Such lack of continuity is therefore something that could be improved upon. Retention of the semi-rural feel is essential to maintain the area's character, and as such, a rich variety of domestic species of hedges and high quality brick built walls would be preferable, rather than railings or close-boarded fencing, which are much more urban in character and should therefore be avoided in this setting. The high brick boundary wall of Broomhill is important in marking the fork in Mount Park Road, the starkness of which is softened by the abundance of greenery within the area.

9.2 Pavements vary in terms of quality, material and width. In the western spur, past Broomhill, there is no pavement, emphasising the unique semi-rural atmosphere in this part, and marking the high environmental qualities of this corner. The gated entrances also add to the private spaces and contribute to the overall sense of seclusion. However, towards the

top of the hill past St Dominics to Bermuda House, on Mount Park Road's southern side, the surfacing differs and is of a much more urban form. Here the pavement is largely gravel with some old tarmac. The northern side of the road differs again, with grass verges dominating it's length, the erosion of which would severely impact on the area's character. The external landscaping and pavement outside Bermuda House is especially uncharacteristic to the area as the asphalt of the pavement has a smooth quality that is alien to the semi-rural nature of the area. Throughout the area there is a variety of bollards, which range from tree stumps, to white painted stone, to urban style metallic bollards with linked railings. Where these are of a natural material they make a positive contribution to the area and protect grass verges, which are integral to its character.

9.3 A Japanese stone serves as a natural bollard and marks the directional split in Mount Park Road. As the road turns the corner the footpath becomes a narrow track within a grassed verge creating a country lane feel, with the exception of the urban road markings. There are actually relatively few road markings but these are evident at each junction and are used to highlight a number of speed humps throughout the area. The character of the area would be harmed if these were to be added to. As we have seen, the area encompasses a semi-rural atmosphere, which is rare within its London context and must be protected. As such, every effort





Where pavement exists these tend to be informal

Entrance to Penketh Drive



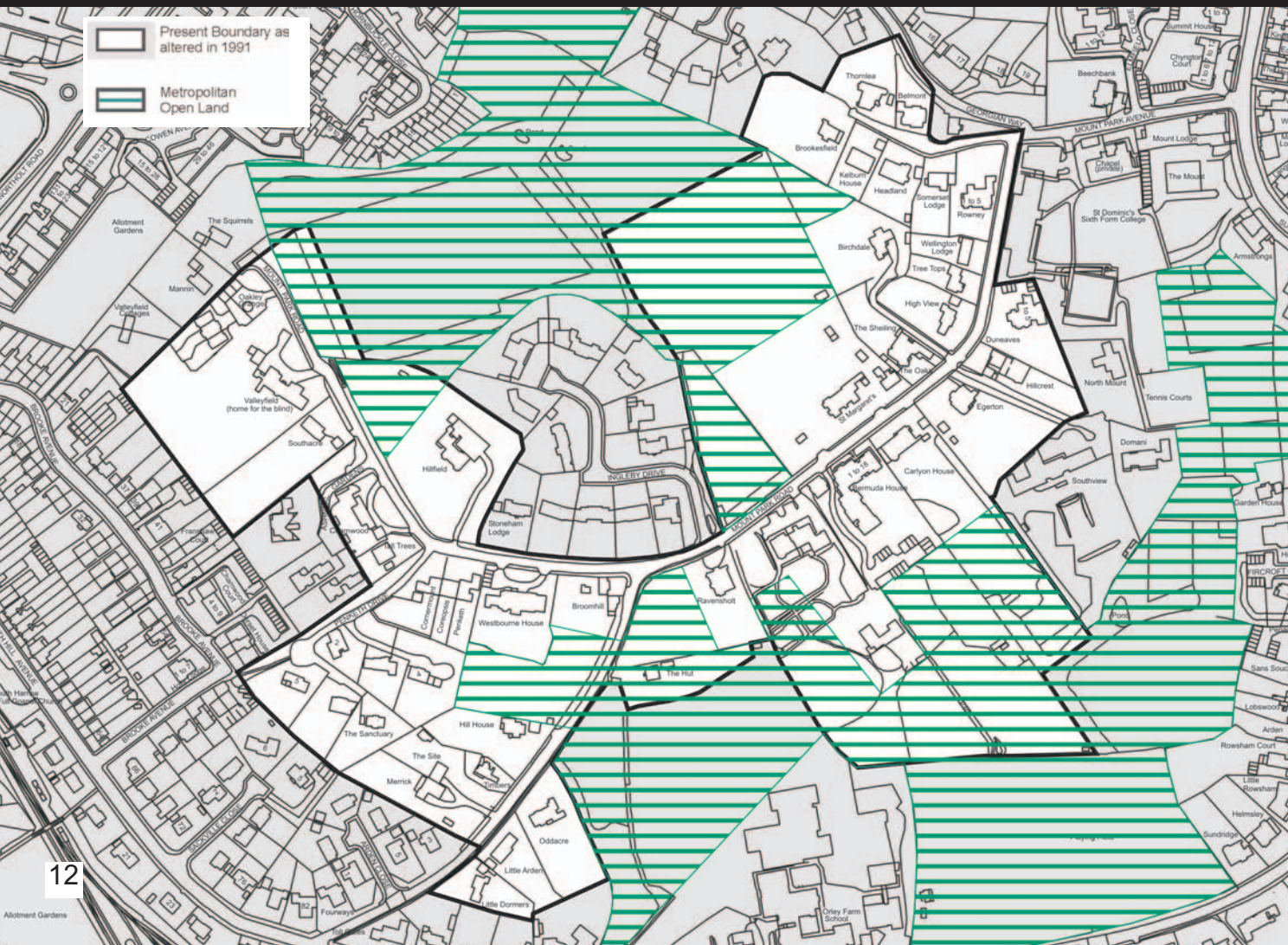
should be made to preserve this special character, through the avoidance of road markings, the retention of greenery, and through the lack of additional street clutter such as utility boxes, bins, telecommunications masts or unnecessary street lighting, which can also affect the atmosphere of the area.

9.4 Parts of Mount Park Road have a much more dense and urban quality, mainly where pre-war infill development exists. Here there tends to be more an urban style of front garden, often with less planting and less boundary treatment. Views of Ingleby Drive

provide a particularly urban backdrop to the conservation area. Otherwise the area is abundant with greenery. Past the entrance to Penketh Drive, on its western spur the road is blessed with an avenue of mature trees, which becomes the focus for this part of the area leaving the buildings to be barely perceptible behind the lush planting. Only as the entrance to Ashneal Gardens is passed, is the semi-rural quality marred by the intrusion of an expanse of concrete block paviors on a wide roadway. Mount Park Road contains houses with large open driveways that disrupt the green verge in places. Road

accesses across verges both lose the soft open space and create additional hard carriageway, which is detrimental to the semi-rural character. Crossovers should therefore be low-key and not stand out from the verges. A number of drives are of soft natural gravel, as at Oakhurst Heights and Southacre. However, there is evidence of hardsurfaced driveways throughout the area, which occurs at Duneaves, Valleyfield and the post-war infill adjacent to Westbourne House. Such tarmac treatment appears hard and urban in these areas. Westbourne House, Charnwood and Valleyfield also have

## Map to show Metropolitan Open Land







Egerton

There are a variety of tree species in the area



carriageway driveways, which puts further pressure on the area for a more urban feel.

Although the boundaries, pavements and materials differ so much from one section of road to another, the character of the environment is not adversely affected. The grassed and tree lined verges in combination with the informal pavement layout, where this exists, determines much of the area's character and provides an almost semi-rural atmosphere.

## 10. Green Spaces and Ecology

10.1 As a result of both past and present land uses, the Mount Park Estate Conservation Area contains a wide variety of trees, shrubs and herbaceous plants. A significant proportion are native or indigenous species and support a wide range of fauna in an essentially urban area. The gardens also include various non-native species.

10.2 Trees, hedges and street greenery are fundamental to the area's character. The semi-rural essence of the area is derived from such soft landscaping which must therefore be preserved or enhanced. It is not just the streetscape that makes such a vital contribution to the area, but also the well-planted gardens, which complement and provide the rich setting for the area's valued architecture. The subdivision of gardens or the erosion of street greenery would therefore harm the area's character. Trees within the area are protected by the area's conservation area status, but a great number are

offered further individual and group protection with the benefit of Tree Preservation Orders, such as the garden of Valleyfield and Thornlea. Importantly, a number of TPOs have been put on trees in Ingleby Drive, which as it is outside the conservation area would not otherwise be offered such protection. It is of significant importance that the trees are maintained in this location as these strongly affect the conservation area's setting and mitigate the impact of the urban housing development.

10.3 The area contains three main habitat types important for wildlife, namely mixed secondary woodland, grassland communities and hedgerows. These habitats provide a further beneficial dimension to the environment of the conservation area. The hedgerows which bound many of the roads on one or both sides as well as enclosing the large garden plots, often contain high forest or canopy tree species such as Oak, Ash, Lime and Horse Chestnut. The hedgerows and substantial herb-rich verges, provide a network of wildlife corridors which permeate the area and link the matrix of woodland areas, grassland and gardens that comprise an effective screening element to the various plots at, and above, eye-level and contribute greatly to the semi-rural feel of the conservation area.

10.4 The valuable areas of grassland are protected from development by their status as Metropolitan Open Land. Such areas of grassland are home to a variety of wildlife from hedgehogs to foxes, as well as other small

mammals and are particularly attractive to several butterfly species and winged insects. Some neighbouring areas, which form part of South Hill Avenue Conservation Area, have been designated as Sites of Importance for Nature Conservation.

## PART 3: SUMMARY OF MOUNT PARK ESTATE CONSERVATION AREA

### 11. Summary and the Main Assets

11.1 The assets of the area are derived from a combination of factors that contribute to its character, and can be separated into the following individual qualities:

- The predominance of single family dwelling houses;
- The feeling of openness within rear gardens, the importance of which is highlighted through MOL designations;
- The quality of the streetscape - the grassed and treed verges and informal pavement layout, which is fundamental in providing the area with its semi-rural character;
- The rich Arts and Crafts style architecture, especially in relation to the high quality historic core, and in particular, features such as the red brick, tile hanging, pitched tiled roofs, and overhanging eaves;
- The large mature gardens supporting good mature forest trees and a wealth of lush landscaping;
- The rich and varied biodiversity of the area, for which the greenery and MOL designation





Where street clutter exists this could be reduced

The proliferation of bins where flats exist is a pressure on the character of the area



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

- is essential;
- The gaps and glimpses between buildings affording views sometimes far into the distance, and sometimes into the landscaped rear of properties, emphasising the feeling of openness, and lack of backland development;
- The generally high standard of maintenance of houses and grounds, which preserve the area's valuable architecture and historic character.

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.

Pressures	Location	Description
Badly sited drainpipes, aerials, and satellite dishes	Various locations throughout the area	Badly sited drainpipes, or a plethora of aerials or satellite dishes on roofs, can spoil the appearance of attractive buildings that are otherwise well maintained and retain their individual features.
Poor quality of detailing on entry to Mount Park Road	St Dominic's RC School wall	St Dominic's RC School uses a yellow brick in its boundary wall, which is out of character with the conservation area, making the large expanse of wall, blue painted railings, and close boarded fencing very prominent features within the conservation area's setting. The very urban feel of such features therefore are at odds with and fail to preserve the setting of the conservation area.
The introduction of architectural styles, materials or bulk not consistent, or not in sympathy with Mount Park Estate	Bermuda House, for example	Bermuda House is an example of an overly dominating building in terms of scale, bulk and height. It is not of the domestic scale of the other buildings that make up the conservation area, and uses incongruous features in its design, such as balconies. It highlights the necessity for new buildings to respect the historic character of the area and demonstrate the value of picking up on paradigms and materials that are reflected throughout. It also reinforces the idea that all new buildings should be of the highest quality in terms of both design and materials and any repairs or extensions to existing buildings should respect the quality of existing material and carefully match like for like, retaining historic features wherever possible.
The introduction of hard urban style paving and crossovers	Throughout the area	There is a large expanse of concrete surfacing surrounding Bermuda House, which should not be repeated elsewhere. In addition to this, concrete paving extends to driveways and as part of footpaths throughout various locations. Asphalt, concrete and tarmac are not normally the best choice of materials for driveways, and consideration should be given to gravel surfacing or soft landscaping, which is more in keeping with the semi-rural character of the area. The destruction of verges and introduction of uncharacteristic suburban landscaping is of concern, especially where infill development has occurred on approach to Penketh Drive and at the entrance to Ashneal Gardens.
Exotic trees and shrubs	Entrance to Penketh Drive	The exotic species here are out of character with the streetscape, which is predominantly comprised of native and indigenous species. The exotic species are therefore not in keeping with the semi-rural atmosphere.
Alterations to the historic architectural core to turn these large buildings into flats	Throughout the area, for example Duneaves and Rowney	Duneaves has been converted to flats, which has encouraged lack of maintenance, making its frontage appear shabby and in need of sympathetic repair and frequent maintenance. The effect on the area is one of deterioration, not only from the dilapidation found in this particular house, but also from the proliferation of bins and extensive hardsurfacing for cars, which is generated by such large numbers of people. There are pressures for similar approaches throughout the area, because the historic properties are large enough to be subdivided. For example, as it no longer forms an institutional use, there has also been interest in turning Valleyfield into flats, however this would be inappropriate for not only the reasons given above, but also because the intrinsic historic values of the dwelling would be compromised.



Problems	Location	Description
Close boarded fencing /inappropriate fencing	Various locations throughout the conservation area	Close boarded fencing has a bland and continuous effect, allowing no gaps for greenery, which would help to soften it. The fencing is also inconsistent with other fencing in the area and there is therefore opportunity to enhance this.
Flooding	Pavements and other hard surfacing throughout the area, particularly at the entrance to Mount Park Rd from Mount Park Ave	The resurfacing and heightening of the road has reduced kerb heights and now allows for water to wash away the gravel footpaths.
Car park and garages to Bermuda House	Rear of Bermuda House	The tarmac car park has a deadening effect on the conservation area. It is too harsh and too urban for its surroundings and there is therefore opportunity for significant enhancement here. In addition to this, the garages prevent views out into the MOL beyond.
Poor quality of street furniture	Throughout the area	Tired street lamps and bins require replacement with sympathetic alternatives. The semi-rural characteristics of the area should be considered when these are replaced.
Light pollution	Throughout the area	The area becomes quite dark at night and in winter with few streetlights and sizeable gaps between buildings. Conservatories or glazed roofs near to the street would introduce a lot more light, that would be uncharacteristic and may also affect wildlife. Similarly, any more street lamps may affect the secluded atmosphere of the area.

### 13. Neutral Areas

The following buildings are considered to make a neutral contribution to the conservation area and as such are unlikely to be of particular architectural merit. These follow as:

#### ▪ Oakley Grange

What makes this building particularly neutral is the suburban style treatment to its surrounds, especially in relation to the forecourt parking and bin shelters. The building itself has been built in a style to reflect the scale and dominating style of its neighbour, Valleyfield, which is considered an appropriate response.

#### ▪ Cornermount, Coropsis and Parketh

These buildings are a little incongruous to the area because they form a terrace of small plots in comparison to the prevailing spacious gardens characteristic of the area. The suburban boundary treatment and treatment of the front garden could also be significantly enhanced with tree planting. However, they do pick up some of the area's key characteristics and do not detract from the area.

#### ▪ 3-7 Penketh Drive

Although these buildings are of no particular architectural merit, they are well sited within a particularly pleasant part of the

conservation area and can therefore be considered as an integral part of the area's character.

#### ▪ Merrick and The Site

These are also of no particular architectural interest but are attractive buildings, which pick up on a number of the intrinsic features of the area, such as the tile hanging and steeply pitched tiled roofs.

#### ▪ Wellington, Treetops and High View

Similarly, the above infill development, offer no particular architectural interest but do sit comfortably within the conservation area.



# MOUNT PARK

## Public Consultation

This document, and the associated management strategy, were subject to public consultation. Views were sought from local residents, councillors, the Conservation Area Advisory Committee, the Harrow Hill Trust, English Heritage and stakeholder groups, among others. The documents will be 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.

<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 koo waad aadna u baahan tahay turjumidda xog ku jirta dokumentigan fadlan la xiriiir lambarka lagu siiyey.
<b>Tamil</b>	ஆங்கிலம் உங்கள் தாய்மொழியாக இல்லாதிருந்து இப்பத்திரத்திலிருக்கும் தகவலின் மொழிபெயர்ப்பு உங்களுக்கு தேவைப்பட்டால் தயவுசெய்து தரப்பட்ட தொலைபேசி எண்ணில் தொடர்பு கொள்ளவும்.
<b>Urdu</b>	اگر انگریزی آپ کی مادری زبان نہیں ہے اور آپ کو اس دستاویز میں دی گئی معلومات کا اردو ترجمہ درکار ہے، تو براہ کرم دیئے گئے نمبر پر رابطہ کریں۔



## Other Publications

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

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

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

Produced by:  
**Harrow Council**

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

Contact the team on:

(020) 8736 6100 or 6101

or [www.harrow.gov.uk](http://www.harrow.gov.uk)