



Supplementary Planning Document Harrow School

February 2015



**HARROW
SCHOOL**

For Consultation

FOREWORD - HARROW SCHOOL

Harrow School has welcomed the opportunity to work with the Council to jointly prepare a Masterplan for the future management of its estate.

The SPD is a culmination of over a year's planning and deliberations that considered the changing needs of the teaching curriculum; whether the existing teaching spaces could be adapted to meet these demands; options for moving subjects within the building stock, feasibility testing and reality checking.

Harrow School is a leading educational facility of international repute within the London Borough of Harrow. The school is also a major employer and significant contributor to the economic wellbeing of the Borough.

As with all educational facilities, change and development are inevitable where there are curriculum changes and different ways of educating children evolve from year to year and certainly over decades and centuries.

We have ambitious aspirations to preserve our historic buildings and landscapes, develop new and essential teaching and reception facilities, replace buildings which have reached the end of their useful lives, reinstate historic views and openness, improve the security and safety for our pupils, staff and visitors and maximise the use of our existing buildings for teaching and learning. We wish to adopt a holistic approach to planning the future development of the school rather than do so in a piecemeal manner.

The Harrow School estate includes landmarks and buildings of significant national and international importance and heritage value. Most of these facilities have been sensitively adapted over many years to accommodate changes in the way lessons are taught and as new subjects are introduced into the education curriculum. Many cannot be adapted any further without severe compromises to their historic value and importance. It is therefore necessary to construct new facilities. We therefore propose to develop a new Science building, Music Auditorium and extension to the Ryan Theatre for drama. In addition, due to structural concerns in respect of our Sports Centre, it has become necessary to develop new facilities to replace the existing as this is a more effective, efficient and economical way in which to address the building failures.

In addition, the school exists in an estate that has a blend of private and public spaces. It exists very much at the heart of the Harrow on the Hill community. This integration serves the school well but also poses challenges of security, safeguarding and occupiers' liability. The proposed development aims to address these challenges by suggesting improvements to the High Street to deal with pedestrian safety and traffic flows. The creation of a landscaped vista and access from the Chapel to the athletics track is also important to reinstate important and historic views out to London and up to the Chapel as well as improve the visibility and transparency of pupil and pedestrian movement through the site.

The new facilities will not just benefit the Harrow School pupils but also the wider community as an extension to the significant public benefit enjoyed by the wider Borough community.

All organisations have to work within constraints and the school has done so for many years indeed centuries. The aim of this Masterplan is to set out our proposals for development over the next 15 - 20 years. We wish to share this with our community in the hope that we gain support and encouragement for developments that are necessary in order to continue to keep the school at the forefront of excellent education and employment services in the London Borough of Harrow.

Mary Pierre-Harvey

Mary

Estates Bursar - Harrow School

Supplementary Planning Document

HARROW SCHOOL

Consultation Document

February 2015

CONTENTS

1.0	Introduction	05
2.0	Planning Policy Context	10
3.0	Historical and Present Context	18
4.0	Characteristics of the site	20
5.0	The Masterplan Vision / Achieving the Vision	27
6.0	Design Considerations	40
7.0	Phasing of Development at Harrow School	46
8.0	Monitoring the SPD	48

Appendices

A:	Harrow School Chronology	49
B:	Views	55

1.0 INTRODUCTION

- 1.1** This draft Masterplan has been developed to help Harrow School strengthen its role as a world-class education institution.
- 1.2** Since its formation in 1572, the School has needed to develop and adapt to meet the demands of its changing academic and accommodation requirements. This need for continual change is no less pressing today. Whilst there is no intention to increase student numbers, in order to maintain the current high standards, the School needs to look forward and to plan for development and change over the next 20 years.
- 1.3** Much of the existing Harrow School estate has development constraints and is not ideally suited to modern teaching and boarding requirements. New buildings are required that are modern, flexible and adaptable in order that they will remain viable in a continually changing academic environment. The School's faculty structure requires close inter-relationships and ease of access between specific departments. At present, facilities are spread across both sides of the High Street, and many of the departments are not ideally located and have little room for expansion.
- 1.4** The existing layout of the estate, with the High Street running through it, also gives rise to issues associated with the demarcation of public and private realms, the security of students and facilities, and potential conflict between vehicle use and the need for pupils to regularly cross the road throughout the day. Parking on the Hill and within the School is also an issue, as are servicing requirements and the need to accommodate the School's growing role as a tourism destination.
- 1.5** Harrow Hill is also a historically important part of Harrow and London. The Hill itself is designated as an area of special character and is covered by eight Conservation Areas, while the School's estate lies within six of these. The School's estate also comprises a significant number of listed buildings and structures, a registered park, a Borough Grade I site of nature conservation importance and an archaeological priority area. A large proportion of the estate is also designated Metropolitan Open Land, which carries the same level of protection as Green Belt land.
- 1.6** The location of the School on Harrow Hill means that many of its buildings and landscapes contribute significantly to Harrow's skyline and is a landmark identifiable from many parts of London. The School's future development therefore needs to consider carefully the effects upon the historic and wider context.
- 1.7** Harrow School is recognised by the Borough as being extremely important to Harrow. It is a major employer, contributes greatly to the local economy and community, and to the perception and reputation of Harrow internationally and nationally.
- 1.8** In recognising its unique role and circumstances, the Council's Local Plan Site Allocations (2013) highlights the School as an important site with its own development needs. The School plays a vital role in maintaining a wide range of assets and funding their improvement. The Plan requires that a masterplan is produced to provide a framework for the School's future development proposals which maintains or enhances the openness of Metropolitan Open Land and supports community access to land and facilities.

Purpose of the Masterplan

- 1.9** The primary aim of preparing the Masterplan is to share and engage with the community the School's proposed plans to improve, alter and extend its buildings and school facilities over the next 15 - 20 years. It describes the current situation within the school and its surrounds, the key issues faced, and sets out a balance of proposals which seek to deliver the following objectives:

- To maintain the School's reputation as a world class centre of education – by improving the current educational offer and experience through the careful design and provision of new development and the refurbishment of existing buildings.
- To improve security, creating convenient and safe access to, across and throughout the School - by providing new pedestrian routes and connections between boarding houses, academic departments and to the various sports facilities.
- To create a better relationship between the School and the High Street – by improving safety and traffic flow through 'shared space' traffic management and improving visitor arrival facilities.
- To provide a better layout of uses within the School – by improving relationships between existing and new academic departments and key school facilities, relocating uses and creating new facilities that are flexible to meet future needs.
- To deliver an improved physical environment – by conserving and enhancing the historic and natural environments, including Metropolitan Open Land openness, sensitive landscaping, reinstating viewing corridors and creating first-class new buildings, facilities and spaces.
- To achieve community integration – by continuing to support the existing wider community and other schools' use of the sports and recreation ground and cultural facilities.

1.10 The overall objective of the Harrow School Masterplan is to provide a practical framework within which subsequent planning applications can be prepared. The Masterplan will, upon adoption, have the status of a Supplementary Planning Document, meaning that it will be a material consideration in decisions on subsequent planning applications.

1.11 The primary aim of the Masterplan Vision is to ensure that the school maintains and wherever possible enhances its international reputation as an outstanding centre of education and, in that context, to manage and retain its unique historic, conservation and landscape setting. It will continue to expand employment opportunities, make the best use of technological advances, improve, alter and extend its buildings and school facilities.

Status of the Document

1.12 The Harrow School Masterplan has been prepared as a 'Supplementary Planning Document' (SPD). It supplements Harrow's Local Plan site allocation Policy G01 (set out in full in Chapter 2 of this Masterplan document). The draft SPD has been prepared in accordance with the requirements of Part 5 of the Town and Country (Local Planning) (England) Regulations 2012 and having regard to the National Planning Policy Framework (paragraph 153). The Plan that the SPD supplements has been subject to Sustainability Appraisal and the Council has determined that a Strategic Environmental Assessment of the SPD is not needed.

1.13 When adopted as an SPD, the Harrow School Masterplan will be used by the Council as a material consideration when determining future planning applications for the School.

Structure

1.14 The structure of the document is as follows:

- **Section 1.0 Introduction** - providing a general overview of the importance of Harrow School and the context for the preparation of a Masterplan for the School's estate.

- **Section 2.0 Planning Policy Context** - establishes the planning policy context relating to the Harrow School site that has been taken into account in developing the emerging proposals outlined in the Masterplan.
- **Section 3.0 Historical & Present Context** - provides a chronology of how the School has developed since its formation in 1572, resulting in the significance of the historic fabric and landscapes present today, and how this has informed the Masterplan proposals.
- **Section 4.0 Characteristics of the Site** - describes how the School functions within the current estate, its use by and benefits to the wider community and local economy, and the problems it is encountering. It then sets out the School's needs and aspirations for future development.
- **Section 5.0 The Masterplan Vision / Achieving the Vision** - outlines the School's proposals for its continued management and development of its estate and buildings.
- **Section 6.0 Design Considerations** - sets out the broad design and development principles to which future proposals should seek to adhere.
- **Section 7.0 Phasing of Development at Harrow School** - a summary of the proposed 15 - 20 year programme for delivery and timescale of phasing.
- **Section 8.0 Monitoring the SPD** - explains how the SPD and its implementation will be monitored and reviewed.

Consultation Undertaken to Date

- 1.15** The draft Masterplan vision has been informed by an ongoing consultation process with pupils, parents, School staff, and the local community. Consultation events included:
- Strategic Estates Masterplan Public Consultation: held on 5th and 6th March 2013 at Harrow School and open to School pupils, staff and the local community;
 - Presentation to the Harrow Hill Trust Executive Committee: held on 9th May 2013;
 - Speech Day Consultation: held on 25th May 2013.
- 1.16** Feedback from these events has been grouped into a number of categories and a summary of recurring themes is provided below:

Access, Circulation and Parking

- *'Not enough car park spaces on site, especially for the events that the School hosts.'*
- *'A car park underneath the new sports complex would help the School as well as a much grander School reception.'*
- *'Make Football Lane and Garlands Lane exit points only. This will provide an internal one way system reducing risks of incidents with pupils in two way traffic.'*

School Facilities

- *'The medical centre is out of date with poor access from the rear and lack of parking facilities'*
- *'The maths and science buildings do not seem large enough for future classes.'*

High Street

- *'Buses on the Hill are dangerous - pupils have been hit by bus wing mirrors.'*

Security

- *'Improved security needed (i.e. more staff, CCTV)'*

Sports and Associated Facilities

- *'A pavilion is needed near the tennis courts including toilet facilities.'*
- *'Make more of new sports centre underground - pool, spa and gym should all be underground.'*
- *'A water based astroturf pitch is needed.'*

Aesthetics and Settings

- *'A more focal reception is needed so that visitors can visit easily and find the core of the School easily.'*
- *'Focus on maintaining, recreating and enhancing views is of paramount importance.'*
- *'First time and regular visitors have no focal point when arriving at Harrow.'*
- *'It is essential that the building exteriors keep with the old buildings around them.'*

Other

- *'It also seems that there will be a period when there will be no shooting range in the School. For a School with strong military tradition this would be unwise.'*
- *'It is very exciting to see such inspired and considered plans to a long term solution to the current traffic issues....Also to see the maximisation of the beautiful views.'*

How to make comments.

- 1.17** The Harrow School Masterplan has been prepared as a draft SPD for public consultation. The draft SPD will be published for consultation from xx.xx.15 until xx.xx.15.
- 1.18** Alternatively comments can be made in writing either by email to ldf@harrow.gov.uk or by post to: [Planning Policy, 4th Floor North Wing, Civic Centre 1, Station Road, Harrow, HA1 2XY
- 1.19** Please telephone 020 8736 6188 if you have any queries about the draft SPD or the consultation process.
- 1.20** Please note that all comments made to the draft SPD will be published, prior to the adoption of the SPD, as part of a consultation statement that the Council is required to prepare under the Regulations.



Figure 1: Aerial photo of Harrow School

2.0 PLANNING POLICY CONTEXT

Harrow Local Plan site allocation Policy G01: Harrow School Estate

2.1 The site's allocation in the Local Plan makes provision for the refurbishment and redevelopment of school buildings, sports facilities and the enhancement of playing fields.

2.2 The supporting text to Policy G01 (reproduced in full below) provides the justification for the site's allocation:

"The Harrow School estate occupies a substantial part of Harrow on the Hill and comprises many heritage assets, sites of biodiversity importance, tree masses and a substantial tract of Metropolitan Open Land all of which are important attributes which make up the area's special character. Harrow on the Hill and St. Mary's Church are also important features of Harrow's landscape/townscape, and are reflected as such within locally protected views. As owner and occupier of the estate the School plays a vital role in maintaining these assets and funding their improvement. Indeed, the School institution is itself an important local asset and is recognised as such in Harrow's Core Strategy (2012).

The Core Strategy provides clear commitments to maintain existing Metropolitan Open Land (MOL) boundaries, to protect areas of special character, to conserve or enhance heritage assets, to preserve the quality and function of the natural environment, and to enhance community access to/make better use of open space, sport and recreation facilities. The School estate represents a strategic, previously-developed site within Metropolitan Open Land. The Council will resist any alteration to the boundaries of MOL and will give the same level of protection to MOL as to the Green Belt, consistent with London Plan Policy 7.17 Metropolitan Open Land. Within this context, and recognising the strategic importance of the School and its estate, the Council will support proposals for redevelopment that form part of an agreed masterplan to maintain or enhance the openness of Metropolitan Open Land and which secure community access to land and facilities.

The Council will bring forward a supplementary planning document in partnership with Harrow School and the community to agree a masterplan to these ends. Proposals must also conserve or enhance heritage consistent with the Council's supplementary planning document for the Harrow on the Hill group of conservation areas, together with their supporting character appraisals and management strategies, and comply with relevant development management policies for the protection of the natural environment, local views and the Harrow on the Hill Area of Special Character.

Section 9 of the Capital Ring strategic walking route passes through the School Estate and further, local public rights of way provide additional opportunities to enjoy the Metropolitan Open Land forming part of this site allocation. Proposals must have regard to the public rights of way, ensuring that these do not become obstructed and that the quality of the experience enjoyed by walkers is not diminished. Proposals requiring re-routing of public rights of way will not be permitted if this would lead to substantial diversions at odds with pedestrian desire lines through the land."

Relevant Planning Policies

2.3 In preparing the draft Masterplan, in addition to Local Plan site allocation G01, regard has also been had to the relevant policies of the National Planning Policy Framework (2012), the London Plan (2011) (with Proposed Further Alterations), the Harrow Core Strategy (2012), and the Development Management Policies Local Plan (2013).

2.4 In addition, a range of supplementary planning documents and guidance adopted by the Council and GLA in accordance with the Local Plan has informed the Masterplan and will guide future detailed development. These are summarised in the relevant sections below.

Location and Designations

2.5 Harrow School is situated on Harrow Hill within the south of the Borough. The relevant objectives of the Local Plan¹ for this area are to:

- Safeguard the special character of Harrow on the Hill and its setting;
- Protect and manage Harrow on the Hill's Site of Importance for Nature Conservation;
- Safeguard identified views of St. Mary's Church from inappropriate development;
- Support the continued operation of the schools within the sub area and their role as education providers, land and building managers, important economic generators and providers of community facilities;
- Enhance pedestrian connectivity between Harrow on the Hill and Harrow town centre for residents and to promote tourism;
- Maintain community access to sport and recreation facilities and encourage enhancement.

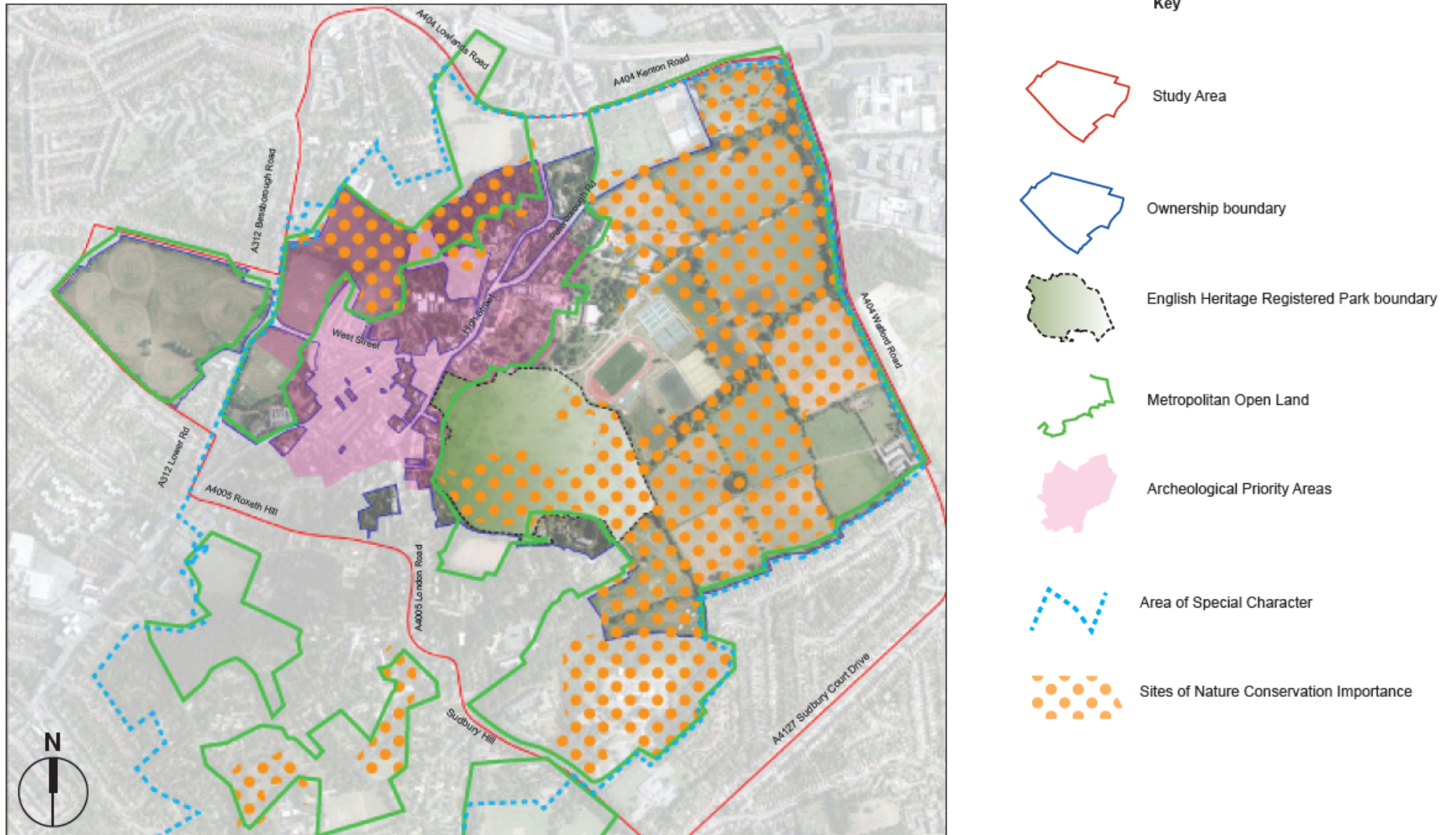
2.6 In addition to being located within an Area of Special Character and including a Site of Importance for Nature Conservation (borough importance grade I), the Harrow School estate is also subject to the following designations:

- A significant portion of the site is designated Metropolitan Open Land;
- The site lies within six designated conservation areas, including the Harrow School Conservation Area; the Harrow on the Hill Village Conservation Area; the Roxeth Hill Conservation Area; the Roxborough Park and The Grove Conservation Area; the Harrow Park Conservation Area; and Sudbury Hill Conservation Area;
- The site contains a registered Historic Park and Garden: Harrow Park (formally Flambards);
- There are a significant number of listed buildings (of various grades) across the whole of the estate; and
- Part of the site also falls within an Archaeological Priority Area.

2.7 The extents of the above designations are illustrated on the maps below. The policy requirements related to each designation are outlined below, while the nature of each is detailed in Section 4: Site Characteristics, and the policy considerations specific to each proposal is set out in Section 5: The Masterplan Vision.

¹ See Area Objectives for Harrow on the Hill and Sudbury Hill, Core Strategy (2012)

Figure 2: Designations



The Principal Policy Tests

2.8 In preparing the future development options for inclusion within the Masterplan, seven overarching principal policy issues have been taken into account. These are:

- Sustainability including supporting community access;
- Development of appropriate land uses;
- Impact on the historic environment;
- Impact on the built environment;
- Impact on Metropolitan Open Land;
- Impact on the natural environment; and
- Transport and pedestrian movement.

2.9 This list is not exhaustive and there are other policy tests and material considerations that have also been taken into account.

Sustainability

Development Plan²

2.10 In accordance with the London Plan and Harrow's Local Plan, the Masterplan must ensure that future development of the School estate is 'sustainable' in the widest sense:

- provides an estate and facilities that meets the expectations of a 21st Century world class educational institution;
- makes efficient use of existing buildings and facilities;
- creates and maintains accessible, safe and secure neighbourhoods;
- protects the quantity, quality and openness of Metropolitan Open Land;
- responds positively to the local and historic context;
- results in high quality development and spaces;
- protects identified views and viewpoints;
- minimises transport and environment impacts;
- promotes and enhances natural environments and biodiversity;
- creates and supports an integrated transport system, including walking and cycling;
- maximises opportunities for the local economy; and
- engages the community in the development process.

National Planning Policy Framework (NPPF)

2.11 At the national level, sustainable development means planning for change and growth and, through the planning system, securing economic, social and environmental outcomes. Whilst these outcomes are likely to involve conflicting aims and concerns, the planning system seeks to ensure that development is sustainable in terms of accessing a variety of modes of transport and reducing car use, managing natural, built and infrastructure resources, high quality design and improving the region's economic performance and prosperity.

² The Development Plan for Harrow includes the policies of Harrow's Local Plan and the London Plan.

SPG and Guidance

- Sustainable Design and Construction – GLA, 2014
- Accessible London: Achieving an Inclusive Environment – GLA 2014
- All London Green Grid – GLA 2012
- London View Management Framework – GLA 2012

Development of appropriate land uses

Development Plan

- 2.12** The primary land use of the whole site is as education provision. At local planning policy level, policies 3.18 of the London Plan, CS1Z of the Core Strategy and DM46 of the Development Management Plan all give support to the provision of new and enhanced education facilities and activities subject to the ability to avoid unacceptable impacts on highway safety, the natural environment and neighbouring uses.
- 2.13** London Plan policy 7.17 and Development Management policy DM16 are of relevance as a significant portion of the site lies within designated Metropolitan Open Land (MOL). Proposed uses or development within MOL, including essential ancillary facilities, will need to ensure these do not materially impact on the openness of MOL either individually or cumulatively or undermine the strategic purpose for including land within MOL. Likewise, London Plan Policy 3.19 and Development Management policy DM17 both support proposals for the beneficial use of MOL that increase or enhance the provision of sports where consistent with policies on MOL and protecting open space.
- 2.14** With regard to Harrow School as a visitor destination, London Plan policy 4.5 promotes the provision of an improved range and quality, especially in outer London.

NPPF - Promoting Healthy Communities

- 2.15** Paragraph 72 requires local planning authorities to take a proactive, positive and collaborative approach to ensuring a sufficient choice of school places to meet the needs of existing and new communities, in particular, to give greater weight to the need to create, expand or alter schools.
- 2.16** Paragraph 74, seeks the protection of existing open space, sports and recreational buildings and land, including playing fields, from development unless surplus to requirements, it is being replaced by equivalent or better provision in terms of quantity and quality in a suitable location, or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Impact on the historic environment

Local Plan

- 2.17** London Plan policy 7.8 and policy DM7 of the Development Management Plan, seek to ensure that future development involving heritage assets, including listed buildings, buildings within designated Conservation Areas, and registered historic parks & gardens, preserves or enhances the character and appearance of the buildings, the parks & gardens, and the Conservation Areas.
- 2.18** Policy DM7h is of particular relevance as the School is situated within an Archaeological Priority Area. Pre or post-determination evaluations – such as desk-based or field assessment or recording / preserving *in situ* any findings during any excavation - will need to be undertaken for individual applications on sites affected by the Masterplan proposals.

NPPF - Conserving and Enhancing the Historic Environment

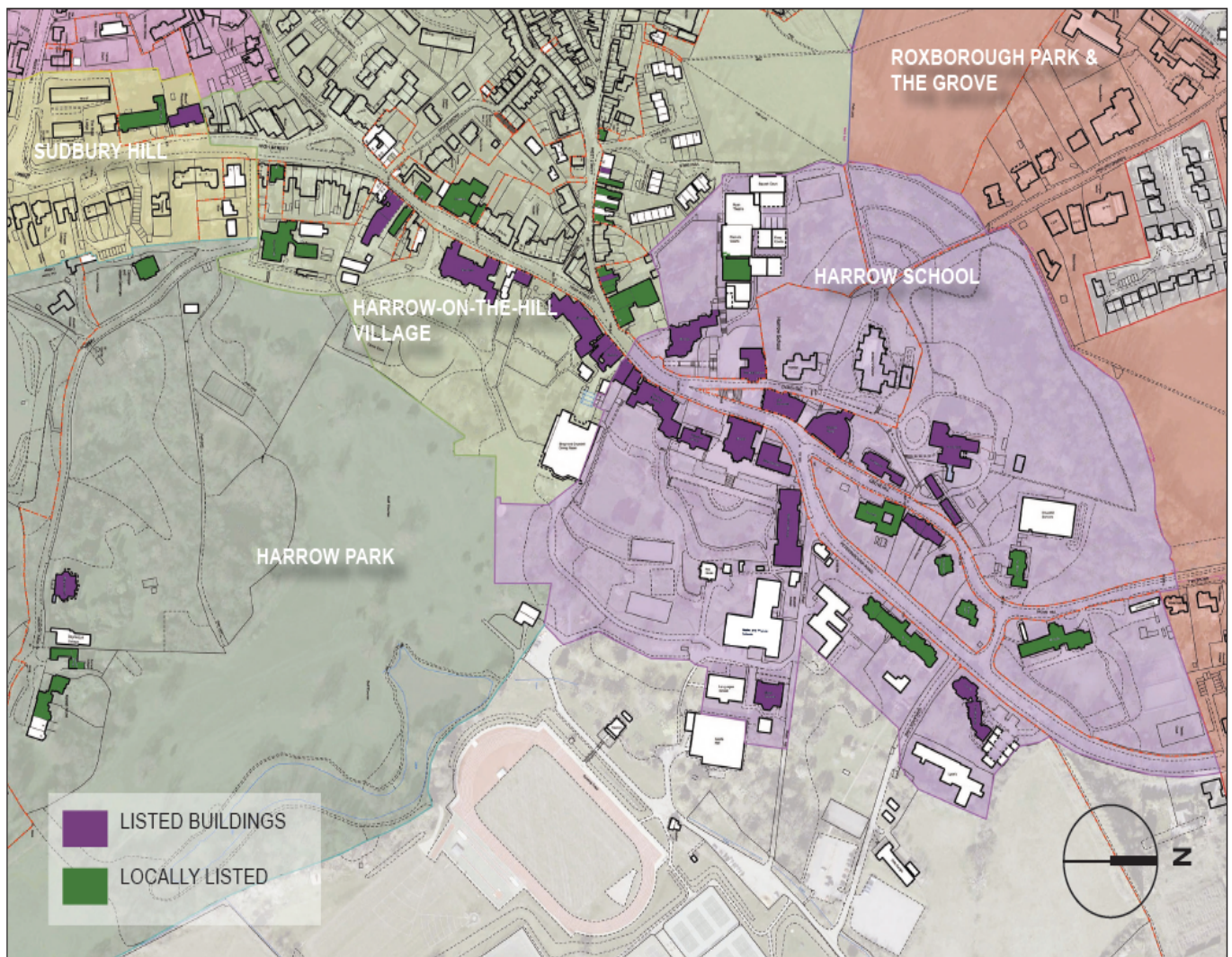
2.19 Paragraphs 126 to 131, recognise that heritage assets are an irreplaceable resource and requires them to be conserved in a manner appropriate to their significance, putting them to viable uses consistent with their conservation, ensuring they continue to make a positive contribution to sustainable communities including economic vitality; and the desirability of new development to make a positive contribution to local character and distinctiveness.

2.20 The subsequent paragraphs of the NPPF (132 – 141) require a balancing exercise to be undertaken in addressing any new development and its impact on heritage assets. An aim therefore of the Harrow School masterplan is to ensure the conservation of existing heritage assets, through their continued use for education purposes, whilst ensuring new development is located and designed such that it preserves the character, appearance and setting of the Hill's conservation areas, and where possible, enhances it.

SPDs and Guidance

- Harrow on the Hill Conservation Areas SPD – LBH, May 2008
- Locally Listed Buildings SPD, LBH, December 2013
- Greater London Historic Environment Record – GLA online database

Figure 3: Conservation Areas and Listed Buildings



Impact on the built environment

Local Plan

- 2.21** Policies DM1 & DM2, and London Plan policies 7.1, 7.2, 7.3, 7.4, 7.5 & 7.6 seek to ensure that future development is of a high quality design that integrates well with its context in terms of layout, built form and landscaping and that it improves the quality of the existing environment, reinforces a sense of place, and creates a secure and safe environment that maximises pedestrian accessibility and minimises car movements.
- 2.22** Given the prominence of the site on top of Harrow Hill, policy DM3 is also of relevance in seeking to protect and enhance existing locally significant views and, through the masterplan, potential opportunities to create new local views and vistas.

NPPF Requiring Good Design

- 2.23** Paragraph 57, to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes;
- 2.24** Paragraph 58, to ensure development functions well and adds to the overall quality of the area, establishes a strong sense of place, creating attractive and comfortable places to live, work and visit; optimises the potential of a site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; and respond to local character and history, reflecting the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

SPDs and Guidance

- Shaping Neighbourhoods: Character & Context - GLA, February 2013
- Accessible London: Achieving an inclusive environment – GLA, April 2014
- Access for All - LBH

Impact on the natural environment

Local Plan

- 2.25** Development Plan Policy DM18 seeks to protect, maintain, enhance and restore existing open spaces, including historic landscapes, existing playing fields and recreational areas. The Harrow School Estate includes a site of nature conservation importance and has significant stands of mature trees, many of which are subject to preservation orders. London Plan policy 7.19 & policies DM20, DM21 and DM22 of the Development Management Plan seek to protect and, where possible, enhance the borough's wildlife network and tree coverage, ensuring the protection of nationally and locally protected species and habitats, including the designated Sites of Importance for Nature Conservation, and the amenity value that trees and landscaping provide to an area.

NPPF

- 2.26** The protection of nationally protected species is controlled by the provisions of a range of legislation; specifically the Wildlife and Countryside Act 1981(as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). Paragraph 109 of the NPPF requires new development and use to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

SPDs and Guidance

- Harrow Biodiversity Action Plan, LBH 2015
- Harrow Green Grid, LBH
- Harrow Tree Strategy, LBH (once adopted)

Transport and pedestrian movement

Local Plan

- 2.27** In accordance with the requirements of policies 6.3, 6.9, 6.10 & 6.13 of the London Plan, policies DM42, DM43 and DM44 of the Development Management Plan seek to ensure that the impacts of development on transport capacity and the transport network are fully assessed and where appropriate, reduces traffic impacts, provides appropriate levels of parking, increases pedestrian and cycle movement, increases public transport facilities, provides traffic calming and improvement measures and improves accessibility for people with impaired mobility.

NPPF

- 2.28** Paragraph 35, to ensure developments are located and designed, where practical, to accommodate the efficient delivery of goods and supplies, give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, and considers the needs of people with disabilities by all modes of transport.
- 2.29** Paragraph 75, to protect and enhance public rights of way and access.

3.0 HISTORICAL AND PRESENT CONTEXT

History of Harrow School

- 3.1** Harrow on the Hill is the oldest settled part of Harrow, the site of the original seventh century hamlet latterly dominated by St Mary's church from 1094. Harrow on the Hill is synonymous with Harrow School, a prestigious national and international educational establishment founded by the landowner John Lyon in 1572 under a royal charter. A timeline of the development of the School is given at Appendix A, which identifies how the school progressed from a hub of classical instruction for local poor boys to a famous British institution of learning for pupils across the globe.
- 3.2** On completion of the first school building in 1615, there was just one pupil on the roll. The school was designed by its founder as a free grammar school for poor boys of the parish, albeit the school master was afforded the ability to accept other fee paying pupils and the governors empowered to alter or abolish the original rules to suit changes throughout the course of time. It is this flexibility that has enabled the school to develop into the dynamic and respected institution it is today. The charter allowed for the school to be managed and maintained by the Head Master using funds from Lyons' properties in Middlesex and Hertfordshire, and the Governors to expend receipts from Lyons' land in Marylebone and Kilburn on the upkeep of the roads from Edgware and Harrow to London. This provision demonstrates the economic importance of routes into London at the time.
- 3.3** Originally, there was no boarding so local boys would walk through the muddy lanes from home, to be at school every morning at 6am until 11am for Latin studies. More work would follow in the afternoon after a long break. As a consequence of John Lyons' statutes permitting enrolment of fee paying students from outside Harrow, known as "foreigners", for whom boarding arrangements were necessary, construction of the Head Master's boarding house was implemented in 1650 and before the end of the century boarders outnumbered local boys by two to one.
- 3.4** The imbalance continued to increase until Harrow became almost entirely boarding, and eventually the conflict between the number of boarders and the original ethos led to the creation of The John Lyon School in Middle Road (1876) to make provision for local boys.
- 3.5** Properties of the village were progressively acquired as boarding houses for pupils from the late 17th century; however, the school was only one of many local grammar schools until it experienced a growth in popularity in the early 19th century, providing jobs for most of the working people in the village. After the reconstruction of Old Schools in 1819, the school doubled its student intake in 1821 and there followed a period of accelerated acquisition and construction whereby the school chapel was built, the Vaughan library, and many other school buildings. During the second half of the 19th century, the number of boys increased to 470 and six more large boarding houses were opened.
- 3.6** This period also saw the introduction of small shops and tea rooms interspersed between residential properties and school buildings which still identifies the village atmosphere of the Hill to this day. As the centre of the village of Harrow, the High Street constituted a significant thoroughfare for coach and horse transportation for routes north out of London, and despite the commercial shift to Central Harrow in modern times, through-traffic uses the historic route as a cut-through between new Borough distributor roads to avoid congestion at various junctions on the surrounding road network.
- 3.7** Other notable buildings developed specifically for the school during the 19th century include the Speech Room, Butler Museum, the Sanatorium, the Gymnasium, Music, Art and New Schools. After the First World War, the school purchased and demolished two major buildings on the Hill to erect the War Memorial Building in commemoration of the many fallen Harrovians.

- 3.8** The outbreak of the Second World War led to a decline in student numbers which manifested in the closure of three boarding houses. However, after the war the financial situation improved and in addition to the re-opening of the boarding houses, extensions were built onto all boarding houses in the 1960's to cope with demand.
- 3.9** The development of the school has shaped the High Street over time and preserved its character by result of its constant purpose as a residential educational facility. All of the school houses are devoted to the purpose of education and residence for the boys and staff, and as a result of pupil growth, the school has continually increased the number of properties to meet demand. To some extent, this acquisition and development has followed the same organic pattern as the village roads reinforcing the Victorian feel of the Hill.
- 3.10** The school now has 828 boys spread across 13 boarding houses who come from all over the world. Annual intake of new boys is approximately 160 at age 13, and the duration of their stay is five years, and 20 further pupils at age 16.
- 3.11** Harrow School represents the childhood years of many notable and respected people and endures to this day as the home and educational foundation of many more. To continue this legacy, the school must evolve and grow as it has always done, to meet the educational needs of its pupils and to survive as an exemplary school into the future.



4.0 CHARACTERISTICS OF THE SITE

- 4.1** Harrow School has developed into a series of natural zones and disparate facilities over the years, both intentional and unintentional. This organic growth has given rise to the current appeal of the School, but has also added a few challenges which affect the school environment adversely. The zones (as shown on the map below) comprise the school core, house gardens, sports zone, agricultural land, woodland, golf course / parkland and other open spaces.
- 4.2** The most notable zone is the school core which includes the High Street, a public highway providing the main access to the school. The school has a great number of historic buildings on both sides of the High Street which lends immense character to the thoroughfare, buildings such as Head Master's, Druries and Moretons boarding houses, as well as the War Memorial, Speech Room, Vaughan Library and Chapel buildings. Glimpses of the Grade I listed Old Schools building set in an elevated position off the high street crowns the ancient core of the school, and provides a sense of grandeur to the surroundings.
- 4.3** In transportation terms the study area lies to the north of the A40 and to the west of the A406, both of which are Transport for London (TfL) strategic routes.
- 4.4** Locally, the study area is bounded by the A312 Bessborough Road/Lower Road, A404 Watford Road, Kenton Road and Lowlands Road, the A4005 Roxeth Hill and the A4127 Sudbury Court Drive.
- 4.5** All these are Borough distributor roads. Public transport access to the study area is good with Harrow on the Hill tube and railway station to the north and South Harrow tube station to the south. The area is also well served by bus services. The Public Transport Accessibility Level (PTAL) rating across the top of the Hill is generally a rating of 4 (Good).
- 4.6** The study area itself is bisected by London Road, High Street and Peterborough Road. This route was historically the main thoroughfare through the settlement of Harrow on the Hill. However with the development of this area of north-west London from the turn of the century through the 1930s the surrounding road network was developed to create the distribution road network that exists today with the High Street, London Road and Peterborough Road being reduced to local access roads.
- 4.7** These local access roads run through both the Harrow School and Harrow on the Hill Village Conservation Areas and provide the principal access to the school. However despite their role and status, and traffic calming interventions in more recent years, within the local road network there is still a degree of through traffic using this route as a rat-run to avoid congestion at various junctions on the surrounding road network.
- 4.8** The school core also contains many of the academic buildings, such as New Schools which predominantly houses Classics and Religious Studies, The Butler Centre which accommodates Biology and the Science Schools which predominantly houses Chemistry, Economics and Business Studies. However, these listed buildings are now limited for continued use for sciences due to the constraints to further adapting and modifying them to meet the changing demands of, and the accommodation requirements for, the modern sciences curriculum (including modern lab facilities, exhausts, extensive services and dry teaching spaces). However, these buildings are planned to continue to provide wonderful teaching spaces but for subjects more suited to traditional teaching accommodation, such as English, Maths & Economics (see section below on 'minimising the need for new buildings').
- 4.9** The house gardens relate to the boarding houses and therefore, require consideration as a whole. The setting of the associated buildings is an integral part of the buildings' character, and each boarding house garden offers a unique space to occupants.

Figure 4: Masterplan Zones



- 4.10** The sports zone contains facilities for major sports at Harrow School which include an indoor sports centre, full sized outdoor athletics track / rugby pitch together with outdoor tennis courts. In contrast to the school core, much of the sports zone has a flatter topography which suits its use as an area for leisure pursuits.
- 4.11** The school has its own farm, which consists of 60 acres of permanent pasture grazed by traditional breeds of cattle and sheep.
- 4.12** Harrow Park is renowned as Capability Brown's Landscape Park at Harrow on the Hill, and is listed on English Heritage's Register of Parks and Gardens of Special Interest. The historic landscape dates from 1768 and is approximately 15 hectares of beautiful grade II listed parkland. The golf course is located within this area as is a small lake / nature reserve of about 3.5 hectares and the landscape reaches as high as the rear of The Park boarding house gardens.

Minimising the need for new buildings

- 4.13** Prior to embarking on the production of the SPD, the School undertook significant work to match existing teaching requirements with buildings fit for that task. The end result has been to maximise the use of all existing academic and non-academic buildings on the estate, minimising the need for new buildings as part of this masterplan. This practice of ensuring existing buildings are maintained and fully utilised is not new and has served the School and its building stock well over the past 400 years, leading to the retention of the vast majority of the original buildings and those added over time, eventually resulting in their worthiness for listed heritage designation.
- 4.14** The internal moves proposed as part this masterplan include:
- The **English** department, which is currently is split between **The Copse** and **New Schools**, is proposed to be housed entirely in **New Schools**, bring the English department into one place and maximising the use of the teaching space in New Schools;
 - **Economics**, which is currently taught across three separate locations, is proposed to move entirely into **The Copse**, again bringing this department into one building that is a perfect fit for its accommodation requirements;
 - **Chemistry** will move to its proposed new building and **Religious Studies** will take up the bulk of the vacated space within the current **Chemistry Schools**, with spill over provision being made for the **Maths** department, which struggles to meet demands within its own Maths School accommodation; and
 - **Biology** will also move into its proposed new building and **Classics**, which has smaller teaching space requirements, will move into the current **Biology Schools**, again fitting perfectly the needs of this particular department.
- 4.15** The School also identified the need for a high-quality, world-class arts facility in order to create a centrally located Art Core. At present many of the arts facilities are geographically scattered across the campus and the distances between department facilities are causing issues, including a lack of a defined art department identity and logistical constraints in moving teachers, students and resources between facilities. Thus it was initially proposed that a new arts facilities should be provided. However, after further review it was concluded that the consolidation can take place within the existing envelope of the Churchill Schools building through internal re-modelling and with no additional floor space required.

Existing Community Use

- 4.16** The School's facilities are used extensively by local schools and the community. The running track was funded by the John Lyon's Charity for use by the local community and the School. Other facilities utilised by

local community groups include: the Ryan Theatre, swimming pool, playing fields, sports hall & badminton courts, golf course, fishing lake, tennis courts, fives courts and cricket facilities. The School timetable ensures that sports facilities are free for use by local schools in the mornings, and local community groups in the evenings.

- 4.17** The School annually hosts and organises the Harrow Borough Cross Country Championships, and the Middlesex Schools Cross Country Championships – the latter involves several hundred runners, aged 11 to 18. It also hosted the Harrow Borough Athletics Championships and several major Borough swimming tournaments. In addition to making its facilities available to external groups, the School also hosts a number of clubs on the estate, including the Harrow Lawn Tennis Club, the Golf Club and Fishing Club.
- 4.18** The masterplan proposes enhancements to the Ryan Theatre, the provision of a music auditorium, and new sports facilities that will specifically benefit existing users of these facilities as well as providing capacity to accommodate greater local school and community use, especially the proposals for a training pool and hockey pitch.

The School as part of the wider community

- 4.19** The School has a current staff of circa 600, making it one of the larger employers in the Borough. The economic benefits of the School extend to a much wider local supply chain and to the prosperity of the local shops and services, especially those located on the Hill but also within Harrow town centre. In addition, the John Lyon's Charity forms part of the Harrow School Foundation and gives grants worth £5 million per annum to schools, youth projects, environmental schemes, disabled facilities, homelessness projects and other causes in the boroughs along the Harrow Road. Since 1991 grants totalling £8million have been awarded to projects benefiting children and young people within Harrow.
- 4.20** The School supports a number of events each year which are put on for the local community. These include the annual Civic Service, Remembrance Day Service and the Town Carols. It also hosts or administers a number of community services or charities, including but not limited to:
- A Multiple Sclerosis Therapy Centre, at a highly subsidised rent, in a building within the School Farm complex. Harrow School pupils visit the centre to help out with a variety of projects and have recently been instrumental in fundraising for the centre;
 - The Harrow Club in Notting Dale, a centre for both young and older people in a deprived part of London offering sports, adult education and social facilities;
 - The Peter Beckwith Harrow Trust, which supports the community in various ways, include through recent grants to establish a library in the cancer treatment centre of Kingston Hospital and support drama provision in Kingston, Richmond and Hounslow primary schools;
- 4.21** The boys from the School are involved in a number of community service programmes that include weekly visits to housebound elderly people, the local care homes, and to three local primary schools where they assist teachers in the classroom, help run after-school programmes (including sports and art classes) and mentoring children with social and behavioural problems. Meanwhile, teaching staff from the School also offer their services to other schools, some examples of which are:
- The Head of Classics teaches Latin each week to Year 6 pupils at St Anselm's Roman Catholic Primary School.
 - The Classics Department continues its partnership with St. Dominic's Sixth Form College, offering Latin in the Sixth Form for any St. Dominic's pupils wishing to study the subject to A level;
 - The School invites local state and independent schools to attend Harrow School's Oxbridge preparation seminars, which are run in July – 6 schools took part at the last event.
 - The majority of teaching and senior staff are governors of prep schools and local primary and secondary schools

THE CHALLENGES

Way Finding

- 4.22** Harrow School general reception is difficult to locate for first time visitors to the School, which can portray the wrong message to the community as a whole. It is difficult to locate as there are quite a few buildings belonging to the School on the Hill which inevitably leads to confusion, and the signage does little to help the problem. There is a need to offer a more prominent, welcoming reception at the heart of the School which will also define the boundaries for safeguarding of the children across the site, thereby increasing security. Better distinction between private and public areas should be implemented to enhance the security of pupils at the School.

Teaching Space, Travel Distances and Security

- 4.23** The academic core of the school is scattered about the main core as a result of pepper-potting of buildings along the High Street, Grove Hill and Football Lane. This has resulted in unacceptably long travel distances between lessons for both staff and pupils, much of the time along a very busy main road.
- 4.24** The vast majority of academic lessons are undertaken in old buildings and with the growth of the School there is incredible pressure placed on purpose built classrooms. The shortage of well-designed classrooms necessitates some subjects being spread across different buildings, remotely located or occasionally in inappropriate buildings.
- 4.25** To avoid an ad-hoc shuffling of school classes around the campus, it is necessary to review the best locations for each individual subject and for these to be co-located in a considered and logical manner. This will give rise to a requirement for new buildings to accommodate the space requirements and also to reflect modern teaching technologies.
- 4.26** In grouping allied subjects around discreet academic cores, Harrow School will seek to reduce travel times between lessons and reduce the number of crossings of the High Street, thereby improving safety.

Transport

- 4.27** The school occupies both sides of the High Street and there are therefore particularly heavy pedestrian flows both along the pavements and crossing the road from staff and pupils at the school and the significant number of visitors and tourists who visit the area. In particular, pupils from Harrow School cross the road between buildings frequently during lesson change periods and at lunch times. This creates a direct pedestrian conflict with the traffic using this route.
- 4.28** To quantify the level of pedestrian and traffic movements, surveys were undertaken on a number of typical weekdays in May and June 2013 and during a special event (Speech Day) at Harrow School. The surveys showed that 400 to 500 pedestrians, with a high proportion of under 16's, cross the road during various one hour periods on a week-day, with as many as 1,200 pedestrians when there are special events at the school. These pedestrian flows cross a vehicular flow of up to 500 vehicles per hour on a typical weekday.
- 4.29** Using standard appraisal techniques the figures show that there is a high incidence of conflict between vehicle and pedestrian flows, with the associated potential for safety hazards. This is made worse by the significant number of through 'rat running' vehicle movements and the narrowness of both the highway and the pavements in certain area.
- 4.30** The High Street is also a bus route, providing regular services between South Harrow and Harrow bus station. These services are frequently disrupted due to the existing layout and parked vehicles. In general, the existing environment for pedestrians through the centre section of the High Street is poor and this is

aggravated by the volume and type of through traffic which detracts from the environmental quality of the High Street.

The Sports Zone

- 4.31** Unfortunately, the existing sports centre is suffering from severe structural movement which is beyond economic repair, therefore, the logical solution to the problem is to reconstruct the facility within the next 10 years. In addition to the structural issues, the current building is woefully short of storage space for equipment, thereby restricting the ability to offer some activities.
- 4.32** The sports centre and other sports facilities in the school offer memberships to the local community and a number of community groups also use the facility. Other schools also use the sports facilities for competitions, galas and sporting events. There is a high demand on use of the centre and reconstruction can provide the opportunity to increase the community use as well as re-providing the facility for the pupils of the school. Additionally, remote pavilions for tennis, golf, etc., which currently have no toilet facilities could be incorporated in the new sports building, rationalising the proliferation of ancillary buildings on MOL.

The Landscape

- 4.33** The Harrow School landscape is an admirable one, and the intention is to enhance the general landscape by developing a more structured woodland management plan and looking at ways in which the Capability Brown landscape may be brought as close to the original splendour as possible. A more strategic eye is required over the landscape in general as a number of self-seeded trees have been allowed to take root across the estate, and this has blocked some of the stunning views and vantage points of and from Harrow Hill.
- 4.34** The School wishes to create a new landscaped area from the Chapel down to the sports zone to create a new accessible, open and landscaped core to the school. This will also open up and reinstate the views to London and result in the creation of a visually stimulating green “heart” to the School, improving internal flow within this area of the academic core and improving safety and security for pupils and visitors.
- 4.35** To complement this work, the School wishes to pay greater attention to the planting schemes across the School in order to better define boundaries and utilise historically appropriate specimens to reflect the provenance of the landscape and buildings.

Staff Accommodation

- 4.36** Harrow School needs and requires many of its staff to reside in or near to the School. This enables both the provision of the requisite pastoral care and the wide range of activities which, in a full boarding school, extend beyond ‘normal’ school hours during the week and into the weekends. Currently there is insufficient residential accommodation for the staff and their families.

Figure 5: Existing localised movement



5.0 THE MASTERPLAN VISION / ACHIEVING THE VISION

The Masterplan Vision for Harrow School

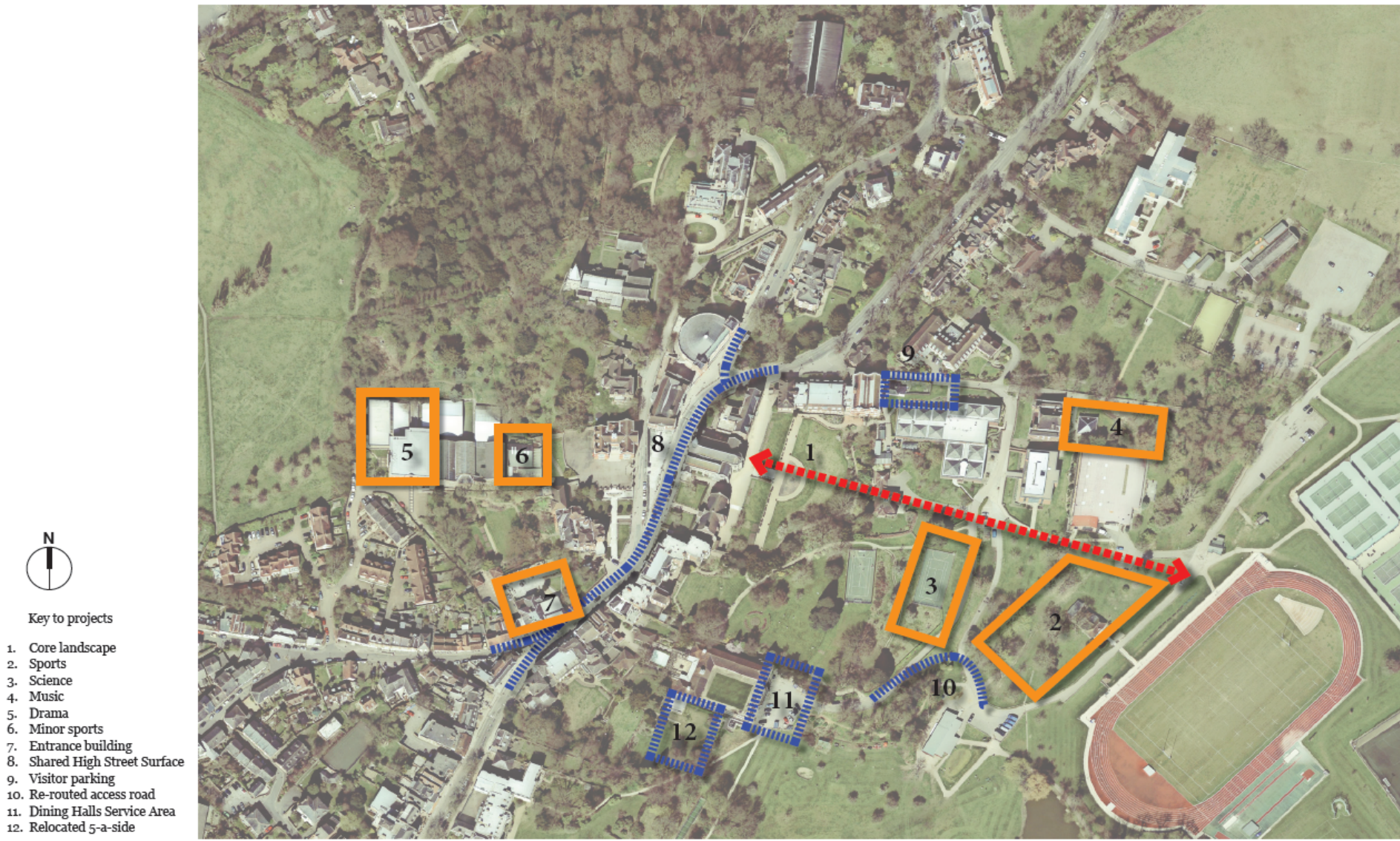
5.1 The primary aim of the Masterplan Vision is to ensure that the school maintains and, wherever possible, enhances its' international reputation as an outstanding centre of education and, in that context, to manage and retain its unique historic, conservation and landscape setting. It will continue to expand employment opportunities, make the best use of technology advances, improve, alter and rationalise its existing teaching spaces, and extend its buildings and school facilities where necessary to accommodate the changing curriculum needs and requirements for enhanced provision, with regard to sports, music and arts.

5.2 In terms of the wider community and personal development of its pupils, the School looks for every opportunity to achieve community integration providing improved pedestrian links and access to the town centre and encouraging wider community use of sports and recreation grounds.

5.3 It will build upon its links with other schools and colleges and improve facilities to be shared by other schools, such as existing arrangements for drama productions and special events. Figure 5.1 illustrates the Masterplan Vision for the central School area. The Vision addresses the key challenges identified in Chapter 4 and includes:

- Convenient and safe routes for boys and servicing around the core of the School, between Houses and academic departments and to the various sports facilities.
- New development and refurbishment of existing School buildings to allow for the improvement and expansion of key School facilities. Including:
 - Improved and new Office, Administrative and Visitor Reception and car parking facilities
 - New, modern classrooms for Biology and Chemistry
 - A replacement Sports Building and improved and enhanced sports facilities
 - A new Drama Studio through extension of the Ryan Theatre
 - Expanded and improved Music facilities
 - Provision of additional staff accommodation
- An approach route that provides an attractive and accessible 'main entrance' for use by prospective parents and other high profile visitors. This should include a smart front of house reception and waiting area in the heart of the School with adequate access and unobtrusive parking close by.
- The creation of a 'landscaped axial core' at the centre of the School which could assist with improving security of the wider areas of the Estate, and enhance the overall landscape.
- Reduce the dominance of motor vehicles and improve pedestrian safety and use of the High Street, through the improvements to the Street environment.
- A sensitive approach to landscaping within an historic landscape environment to bring both new and established buildings together within a campus environment.

Figure 6: Indicative Proposal Areas



The Masterplan Vision has been tested by means of feasibility studies in the main areas of interests and the following facilities have been established as being required:

Zone A

Proposal 1: Landscape Core

Rationale

The core of the school campus has been identified as needing rationalisation: The eastern slope of the Hill has been neglected and presents a confused and generally unwelcome aspect in terms of movement for the boys, staff and visitors to the school. Pedestrian routes need clarifying with better and clearer connectivity. Servicing and delivery routes need rationalising. In addition there is a need for visitor parking with good onward routes into the heart of the School. Finally the setting of the primary listed buildings along the High Street is in need of enhancement through a good landscape strategy.

Preferred Strategy

The preferred strategy will open up and reinstate views to London whilst creating a visibly stimulating green 'heart' to the School with some safe off-street pedestrian routes for boys and visitors. This will be delivered within zones as follows:

- A formal core associated with the Chapel Terrace.
- Demolition of the Gardeners' Compound, which is poorly located to serve the estate and has inadequate storage and poor vehicle accessibility, and relocate the facilities into a consolidated estates facility in a more suitable location, providing additional space to create a central academic hub with routes and pause places relating to connections between buildings existing and proposed.
- Demolition of Peel House, which is an unsympathetic intervention within the core landscape and obstructs the realisation of key views. Peel House was originally designed as a house for the Head Master but has accommodated the Admissions and IT teams since 2010. These teams currently occupy spaces designed for domestic use and their relatively obscure location is hard to find. It is proposed to create new accommodation for the Admissions Team within the heart of the High Street as part of the proposed new Entrance Buildings (see Proposal 7).
- The creation of new spaces associated with the demolition of the existing sports building and the proposed new sports building.

Policy Considerations

The new landscape core is within the Harrow School Conservation Area and within the setting of a number of listed buildings, including Vaughan Library (Grade II*), Head Master's House (Grade II), the Chapel (Grade II), Science Schools (Grade II), and New Schools (Grade II). In developing proposals for the new landscape core, the special interest and character of these listed buildings will need to be taken into account, and proposals that would best preserve, enhance and/or better reveal the significance of these heritage assets should be prioritised, having particular regard to the NPPF Paragraph 131 – 134, London Plan policy 7.8, and Local Plan Policies DM 6 & DM 7E. In particular, consideration will need to be had to the ratio of hard to soft landscaping, including existing trees of amenity value to be retained or lost (Policy DM 22), accessibility (London Plan Policy 7.2, Policy DM1(g), & Council's 'Access for All' SPD 2006) and materials (Policy DM 1).

It is proposed that the new landscape core will be designated as Metropolitan Open Land (MOL), preserving the landscape core's openness. The new MOL will provide for an extension to the existing MOL on the Hill, and will provide an off-set to the swapping out of MOL to enable the development of the new sports building and auditorium (see Proposal 2 and Proposal 4 respectively). This would ensure there is no loss in the

amount or quality of MOL. Indeed, based on the indicative site boundaries, taking into account the fact the existing sports hall (which is currently in MOL) would be demolished and returned to open space there would be a net increase of 2,260sqm of open MOL. It is intended that the MOL swap would be secured through a section 106 agreement relating to the proposed sports building and/or auditorium development.

Proposal 2: New Sports Building

Rationale

The existing sports building is in poor condition and the building structure is failing. Specialist studies have identified serious structural issues with the existing buildings, with an anticipated life of up to five years (early 2019). In addition the building has inadequate support spaces - especially very minimal storage and changing rooms. The sports hall struggles to cope with demand and the fitness and performance suites are cramped. Thus it was concluded that a replacement building is essential and that this should provide enlarged facilities to resolve current operational issues and to offer the potential for conferencing type activities within the building. The provision of a new sports building will also provide for rationalisation of many smaller ancillary buildings located adjacent to the playing fields as well.

Preferred Location

Having regard to the location of the main athletics track, courts and playing fields, four potential locations were considered. The school's preferred option was selected for the following reasons:

- The building relates well to the axial route connecting the High Street to the sports fields.
- It provides a good clustered facility with a positive relationship to the athletics track and ease of access from the main courts and playing fields.
- The footprint is efficient but responsive to views and topography.
- The location is readily accessible by external users without comprising school security.

Policy Considerations

The site of the existing sports building, and the site of its proposed replacement, lie within land designated Metropolitan Open Land (MOL). However, the replacement facility is proposed to be enlarged to accommodate the additional sports facilities required. An increase in floorspace or building footprint mean that the new sports centre could not be considered to be 'appropriate' development within MOL, and despite the potential for increased community use, this alone is unlikely to amount to 'very special circumstances' (see NPPF para 89). Therefore, the Council and GLA have agreed 'in principle' and subject to public consultation to an MOL swap' - the area of MOL applying to the site of the new sports building for the area created by the new landscaped core (see Proposal 1), which is currently not in MOL. This would ensure there is no net loss in MOL or in the quality of openness, as the creation of the new landscaped core requires the removal of existing buildings and the opening up of this new axial corridor to adjoin and integrate with the existing MOL on the Hill. It is proposed that the MOL swap will be secured initially through a section 106 agreement and later formalised through the Local Plan review process.

The site of the sports building also lies within the Harrow School Conservation Area. While the proposal is unlikely to be within the setting of any listed buildings – due to its location at the bottom of the hill and within the surrounds of more modern buildings, and the fact that the new sports building will need to be cut into the hill – there exists an opportunity for the new development to enhance the character and appearance of the area, especially as an improvement upon the existing sports building which it is intended to replace.

Other policy considerations relevant to the development of the proposed new sports building include, design, layout, functionality and access in accordance with Policy SC1 B & G and the requirements of Policy DM 1; the sustainability and energy efficiency of the new building (London Plan policies 5.2, 5.3, 5.6 & 5.11 & Policy DM 12); servicing and parking arrangement, in particular disabled parking (Policies DM42 & DM 44);

community use (Policy DM46); and the loss of trees and the need for replacement provision (Policy DM 7). It is considered that landscaping matters relevant to this proposal will be more comprehensively addressed through the proposal for the new landscaped core (see Proposal 1).

Proposal 3: New Biology & Chemistry Building

Rationale

Additional and more appropriate teaching space is required for both English and sciences in light of the current shortfall of adequate provision. Classrooms for English are currently too small and not located within the same building / close by which is at odds with an ISI (OFSTED equivalent) recommendation dating from 2007. Science subjects are extremely (and increasingly) popular and now lack sufficient laboratories for teaching the new curriculum. The existing facilities are out-dated with insufficient teaching space given the demand for this subject. The existing building cannot accommodate the essential increase. Additional and more appropriate teaching space is therefore required.

Preferred Location

Having regard to the overall principle of maintaining and strengthening the academic core four potential locations were considered. The school's preferred option was selected for the following reasons:

- The building relates well to lateral routes from the dining to the academic heart of the school, sitting next to the Maths and Physics building, providing for the co-location of all sciences
- Biology and Chemistry have a floor each – good adjacencies and functionality
- The building sits completely outside MOL designated land but still within the Conservation Area designation
- The footprint is efficient.

Policy Considerations

The site of the new Biology and Chemistry Building lies within the Harrow School Conservation Area and is within the setting of the Head Master's House (Grade II), Vaughan Library (Grade II*), and the Chapel (Grade II). In accordance with NPPF paragraph 56 & Policy DM1, the proposal for the building should achieve a high standard of quality and design, whilst also preserving the special character of the area (Policy DM6), and will need to conserve and enhance these heritage assets and their settings (NPPF 131 - 134, London Plan policy 7.8, & Policy DM7).

Other policy considerations relevant to the development of the proposed new Biology and Chemistry building include, design, layout, functionality and access in accordance with Policy SC1 B & G and the requirements of Policy DM 1; and the sustainability and energy efficiency of the new building (London Plan policies 5.2, 5.3, 5.6 & 5.11 & Policy DM 12); and accessibility (London Plan Policy 7.2, Policy DM1(g), & Council's 'Access for All' SPD 2006) It is considered that landscaping matters relevant to this proposal will be more comprehensively addressed through the proposal for the new landscaped core (see Proposal 1).

Proposal 4: New Music Building

Rationale

The existing fine Music building is well used but does not have sufficient capacity for the music department's current needs. There is a deficiency of spaces for rehearsal, teaching and practice and a new auditorium is required to provide a sufficient number of teaching and practice rooms from individual tuition, to chamber groups, and larger ensembles. Thus it was concluded that a new building, co-located with the existing Music Schools, be developed to provide the additional space.

Preferred Location

Having regard to the overall principles of the Masterplan the new building is to be located at the rear of the existing Music Schools building. Various options have been considered, and the preferred location has been selected for the following reasons:

- The extension links to, and therefore complements, the existing music facilities.
- Access via Football Lane is relatively easy for visitors and for public performances.
- The extension would continue the string of buildings which line the south side of Football Lane and not intrude into any key views.

Policy Considerations

Part of the proposal site is designated as Metropolitan Open Land. The Council and GLA have agreed 'in-principle' and subject to public consultation to an MOL 'swap' - the area of MOL applying to the new auditorium site for the area created by the new landscaped core (see Proposal 1), which is currently not in MOL. The MOL swap will be secured via a section 106 agreement and later formalised through the Local Plan review process.

The new auditorium building is within the setting of the Grade II Listed Music Schools. The acceptability of the proposed new building will need to preserve the special character of the Listed Building (NPPF 118, 131 & 132, London Plan 7.4 & Policy DM 7E) and should conserve its significance (London Plan policy 7.8 D). In particular, in addition to achieving a high standard of design (NPPF 56 & Policy DM 1), the design of the new auditorium should have regard to the form, scale, materials and architectural detail, ensuring it makes a positive contribution to local character and distinctiveness. of the Listed Music Schools and should seek to regard be to will need to be had to the setting of, relationship with and significance of the existing, as well as the more recent addition of the detached pavilion – known as the Rock building.

Given the site's location, towards the bottom of the hill, and the steep topography of Football Lane, it is unlikely that a new building in this location would affect either the protected view from the top of Football Lane or the setting of the listed buildings located higher up on Football Lane (Science Schools and the Old Music School building) and on Peterborough Road. Both of these matters will require further assessment once a more detailed proposal has been prepared.

The design and layout of the new auditorium will need to tie in with the Music Schools buildings both visually and functionally, ensuring it is sympathetic to the Listed Building and the three buildings achieve a harmonious coherence (Policies CS1B & DM 1). With regard to the wider heritage setting, and in accordance with the Harrow School Conservation Area Management Plan (2008) & Policy DM 6, the new building should be sympathetic to and not detract from the character of the area. Specifically, its layout, scale and mass should have regard to the existing layout of buildings on the south side of Football Lane. Further, the new building will need to provide a new point of transition between the densely built urban form of the academic core and the green space towards the bottom of the hill and the fields beyond. In this respect, the landscaping and boundary treatments associated with the new auditorium should include both formal elements, where it integrates with the existing Music Schools buildings, and informal elements facing the playing fields. The loss of the trees on this site should be minimised (London Plan 7.21 & Policy DM 22).

Further policy considerations will include the capacity and hours of use of the auditorium (Policy DM1), the sustainability and energy efficiency of the new building (London Plan policies 5.2, 5.3, 5.6 & 5.11 & Policy DM 12), servicing and parking arrangement, in particular disabled parking (Policies DM 42 & DM 44), and provisions for community use (Policy DM 46).

Proposal 5: Drama & the Extension to the Ryan Theatre

Rationale

The facilities for drama are inadequate for the nature of plays and performance that the department delivers and there is a need for space for informal pupil-led productions. The Ryan Theatre currently has no separate drama teaching space which severely disadvantages this element of the curriculum. In addition, the foyer to the existing Ryan Theatre is cramped and also used for teaching. A new extension would address both needs.

Preferred Location

A number of options were considered with the common theme of providing a new shared foyer space in front of the Ryan Theatre and using the space currently occupied by the adjacent squash courts for additional studio space. The school's preferred option was selected for the following reasons:

- It provides the right amount of space.
- Maximum use is made of the existing buildings with modest extensions to link them together.
- There will be a clear separation between the drama facilities and those for sport.

Policy Considerations

While the proposed extension to the Ryan Theatre is within the Harrow School Conservation Area, it is not located such to be within the setting of any Listed or Locally Listed heritage assets. However, it does fall both with the Area of Special Character and an Archaeological Priority Area, and any proposal will need to accord with policy DM 6 and DM 7H. The site also abuts Metropolitan Open Land, which is also designated a Site of Importance for Nature Conservation (Borough Grade II), but is not proposed to encroach on these designations. The other relevant policy considerations for the extension will include, design, layout, functionality and access in accordance with Policy SC1 B & G and the requirements of Policy DM 1; and the sustainability and energy efficiency of the extended development (London Plan policies 5.2, 5.3, 5.6 & 5.11 & Policy DM 12); and accessibility (London Plan Policy 7.2, Policy DM1(g), & Council's 'Access for All' SPD 2006).

Proposal 6: Improvements to Minor Sports

Rationale

The collection of buildings alongside the 100 steps which house Minor Sports provide facilities which are tired and in need of upgrading and improving in quality. In addition the potential site for the additional drama space displaces squash courts which need to be replaced. Thus it was concluded that some extensions and associated re-modelling works be developed to provide the additional and improved space required for Minor Sports.

Preferred Location

A number of options were considered which combine re-modelling with modest extension towards the top end of the 100 steps. The school's preferred option was selected for the following reasons:

- It provides the right amount of space.
- Maximum use is made of the existing buildings with modest extensions to link them together.
- Historic original squash courts are reinstated to their original location.
- There will be a clear separation between the drama facilities and those for sport

Policy Considerations

The buildings concerned are within the Area of Special Character, and lie within the Harrow School Conservation Area but are not listed or locally listed but are accessed via the '100 Steps' which are on the Harrow Local List. The proposals should therefore address the condition and preservation of the '100 Steps' in line with policies DM 6 & DM 7E. Consideration should also be given to recognising the historical significance of reinstating squash use within the building within which the sport is said to have originated.

Proposal 7: New Entrance Building

Rationale

The need for a significant new Entrance Building has been identified by Harrow School. The current admissions facilities, located in Peel House, have been identified as no longer appropriate for the school's needs in location and the requirement for a new entrance reception is recognised. A lack of presence on the High street contributes to the need for a significant reinvention of this important School threshold. Thus it was concluded that a significant new entrance building should be developed around the footprint of the former Dove Cottage. This will provide a more visible, impressive and accessible "point of arrival" for School visitors together with a new location for the School Admissions Department.

Preferred Location

The school has identified the opportunity to locate this in and alongside the existing building at 32 High Street. This site has been selected for the following reasons:

- The site is at the geographic heart of the school and is a natural arrival point.
- The relative prominence of the corner of 32 High Street is retained and enhanced.
- The precedent of a previous building (Dove Cottage) being sited in the same location.
- A new building alongside but set back draws attention to the entrance whilst respecting the historic streetscape and views.
- A formal entrance court is created which further reinforces this area as a focal entrance point to the School.

Policy Considerations

The provision of a new entrance building and associated entrance court area, within the area identified in Figure 5.1, will straddle two conservation areas (Harrow on the Hill Village & Harrow School). The CAAMS for the former acknowledges that 'the High Street contains a great number of listed buildings and these collectively form an important landmark for the wider area and are central to the character and appearance of the conservation area'. While the CAAMS for the latter also recognises 'the pressure and the need for Harrow School to improve its facilities for pupils'.

The proposed development will also be within the setting of both a Listed Building (Druries: Grade II) and a locally listed building – the former Harrow School Outfitter's Shop. There is also a listed telephone box, currently located on highway land in the front of the former Harrow School Outfitter's Shop that should be retained and either incorporated into the scheme design or relocated to a more suitable location on the High Street. In accordance with NPPF paragraph 56 & Policy DM1, the proposal for the new entrance building and its landscaped area should achieve a high standard of quality and design, whilst also preserving the special character of the area (Policy DM6), and will need to conserve and enhance the heritage assets and their settings (NPPF 131 & 132, London Plan policy 7.8, & Policy DM7).

With respect to the creation of an 'entrance court' any proposal should have regard to the proposal for a shared surface within the adjoining road space (see Proposal 8 and paragraph 6.8 of this SPD), and that if

the existing fencing is to be removed, any replacement provision be sympathetic to the character of the site in terms of its general design and materials. The loss of any trees will require assessment against the requirements of London Plan Policy 7.21 and Policy DM 22.

In addition to the above, consideration will also need to be had to the accessibility of the new building - to accord with Policy DM1 and the guidance set out in the Council's 'Access for All' SPD (2006) - and to provision for adequate parking and servicing (Policy DM42). It is not considered that a proposed development in this location would be detrimental to the privacy and amenity of neighbouring occupiers, as there are no immediate residential properties attached to this site, which is bounded by other uses that form part of the overall Harrow School estate.

Proposal 8: Shared High Street Surface

Rationale

The vision for the Heart of the High Street includes a large high quality reception area for the School connected to the High Street which promotes direct access from the street for both public and School visitors. Figure 6 shows an aerial view of the High Street where the proposals including a shared surface are concerned. The vision aims for the Heart of the High Street include:

- Introduce a Shared Surface to reduce the dominance of motor vehicles, primarily through lower speeds and improved pedestrian and parking facilities.
- Introduce branding to the street scene, utilising the Harrow School blue for doors, detail and street furniture.
- Introduce the School Badge (crest) into street furniture, lighting and signage.
- Develop a signage strategy to ensure the key messages are conveyed and the streets are uncluttered.
- Rationalise the use of signage and street furniture. Where appropriate combine elements such as lighting, bins and signage on common elements to restrict clutter.
- Utilise the shared surface to rationalise street parking and reduce traffic speeds.
- Promote the use of a high quality palette of materials to associate quality with Harrow School and emphasise the unique architectural characters.
- Define a heart to the High Street and entrance point to the School from the High Street.
- Utilise lighting more effectively to emphasise the key architectural buildings and reinforce the importance of the core.
- Ensure views from within the High Street are not restricted.
- Promote a visual connection between buildings, the wider landscape and setting of Harrow School.
- Promote greater levels of pedestrian use to the entire streetscape through reducing traffic speeds and introducing traffic calming measures.

Preferred Location

It is envisaged that the shared surface will commence at the junction of the High Street with West Street to the west, and extend to the junction with Grove Hill. All buildings fronting onto the High Street in this section

fall within the ownership of Harrow School, which makes for cohesive delineation of a safe shared surface zone.

Policy Considerations

The proposal for the shared surfacing of the High Street will need to have regard to the setting and significance of the Listed and Locally Listed buildings located on the High Street and to the CAAMS for both the Harrow School Conservation Area and the Harrow on the Hill Village Conservation Area – both of which recognise the need to address traffic volumes and options for traffic calming, where these help alleviate the environmental impact on listed and other historic buildings, and their settings. As set out in the CAAMS, a co-ordinated vocabulary of street furniture should be adopted that does not need to be restricted to historical imitations but could include modern designs that are in keeping with the conservation area, so as to retain the distinctiveness of Harrow on the Hill. Further, the layout of the shared surface will need to create a positive relationship between the urban landscape and natural features on the Hill.

With respect to the design and materials, any proposals will need to be approved by Transport for London's Streetscape Review Group (see Transport for London Technical Guidance paper No. 7).

Proposal 9: Additional Parking

Rationale

There is insufficient convenient parking for visitors including parents - a common theme highlighted during the consultation.

Preferred Location

The School has highlighted the forecourt area to the Maths & Physics Schools building as a good, reasonably central location for additional parking accessed from Football Lane. This location was selected for the following reasons:

- Relatively close to the central core.
- Uses space which is not otherwise well-used or of high landscape quality.
- Can be linked via a new footpath to the Landscape Core steps and network of new pedestrian routes.

Policy Considerations

The provision of additional car parking spaces will be assessed against both the London Plan (Policy 6.13 & Table 6.2) and Policy DM 42. New landscaping will need to form part of the proposal.

Proposal 10: New Perimeter Road Extension

Rationale

The east facing slope of the Hill is bisected by the primary servicing route which gives access to the dining halls service yard. This causes a disparate vehicle dominated landscape which conflicts with pedestrian movement and, if left in its current location, would prevent the successful development of the main axial steps, and the construction of the proposed new Sports and Science buildings. Thus it was concluded that the road should be diverted to free up the main core landscape.

Preferred Location

Having regard to the overall principle of maintaining and strengthening the academic core, the preferred route runs along the base of the hill (along the current route alongside the athletics track) and then curves back up the slope to re-connect with the final shared roadway leading to the dining halls service yard. This solution was selected for the following reasons:

- It removes cross-traffic from the academic hub.
- It re-uses the existing route at the base of the hill.
- It connects to the proposed new Estates Building and then onwards to the Dining Halls Service Yard.
- It facilitates the development of the proposed new Sports and Science buildings.
- Safety for pedestrians is enhanced.

Policy Considerations

While the functionality of this service road will need to accord with the requirements in Policy DM 44, there are a number of additional policy considerations that are likely to influence the final design and route. In particular, the site of the preferred route is at the confluence of three conservation areas (Harrow School, Harrow Park & Harrow on the Hill Village). Of these, however, the proposal is most likely to affect the Harrow Park Conservation Area and, therein, the Grade II registered Harrow Park. The alignment of the final route should therefore have particular regard to the boundary of the designated historic park, and every effort taken to minimise encroachment. While the final route is yet to be determined, it is likely that any route will necessitate the loss of trees. In accordance with London Plan Policy 7.21 and Policy DM 22, options that minimise tree loss should be preferred, and where trees are lost, replacement provision should be made. Lastly, the site is with Metropolitan Open Land (MOL). There is potential that the gradient and alignment of the final route might give rise to visual impacts upon MOL openness. Consideration should therefore be given to appropriate landscaping, including reinstatement of hedgerows if required.

Proposal 11: Improvements to the Dining Halls Service Area

Rationale

The existing dining halls service yard is inefficiently planned with unsightly bins and recycling areas. With careful re-planning of this area which abuts Harrow Park, additional ordered parking can be provided with collocated enclosed refuse areas and a good drop-off service yard for regular and essential deliveries to the school kitchens.

Preferred Location

Having regard to the adjacent listed Harrow Park two potential arrangements were considered. The school's preferred option is to arrange the parking to the south of the existing yard with a new yard formed adjacent and refuse storage space tucked in alongside the dining halls. This option was selected for the following reasons:

- It provides a neat consolidated solution.
- Pedestrian routes for the boys are re-defined and separated from vehicles.
- All the uses sit back behind the existing building line thereby ensuring that views from the central core are not interrupted or compromised.

Policy Considerations

Reconfiguration of the layout of the service yard area, including any expansion, should accord with the requirements of policies DM 1(f) and DM 44. In addition, regard will also need to be had to the adjoining Grade II registered Harrow Park and to appropriate landscaping, including reinstatement of hedgerows if required.

Proposal 12: Re-location of Moreton's 5-a-side

Rationale

The existing Moreton's 5-a-side pitch is remote from the Boarding House and its grounds and sits on a key site within the central landscape core on which the new Biology & Chemistry building is proposed (see Proposal 3). Thus it has been decided to re-locate the facility away from the core and closer to the Boarding House.

Preferred Location

Having regard to the adjacent listed Harrow Park two potential locations were considered. The school's preferred option is to locate the Moreton's 5-a-side within but close to the perimeter of the existing Moreton's garden for the following reasons:

- It will be close to the boys who use it.
- This part of the Moreton's garden is under-used and not of high landscape quality.
- The site lies outside of the listed park.

Policy Considerations

The proposal site of the 5-a-side pitch sits outside of the both the Listed Harrow Park and the Metropolitan Open Land designation. It does however, fall within the Harrow Park Conservation Area and the Area of Special Character and therefore should have regard to both policies DM 6 & DM 7D. The site is also within an Archaeological Priority Area, and any excavation required will need to accord to Policy DM 7H. Floodlighting of the pitch will need to ensure that such provision is not detrimental to the amenity of neighbouring occupiers or to wildlife, especially protected bat species, even those the site is not within or adjacent to the area designates as SINC.

Zone B: New all-weather pitches

Rationale

The school has very few all weather pitches. In addition changing rooms are inadequate and not well located in relationship to the pitches which they serve. Facilities for visiting teams are constrained and coach parking is difficult and causes congestion on the Hill.

Preferred Location

Having regard to the overall principles of the Masterplan the existing Pitch and Putt course has been identified as a good location for additional pitches, changing facilities and coach parking. This option was selected for the following reasons:

- It offers a consolidated facility with good access for pedestrians and vehicles from Kenton Road.
- It will reduce the number of coaches needing to visit the High Street area.

Policy Considerations

The site is designation as Metropolitan Open Land (MOL). While the provision of appropriate outdoor sports facilities and is an appropriate use of MOL, the proposal must also ensure it preserves the openness of the MOL and does not conflict with the purposes of including land within it, in accordance with NPPF paragraph 89, London Plan Policy 7.17 and Policy DM 17. This extends to any ancillary uses associated with the use of the MOL, which should be designed such that they minimise any adverse impact on the openness of MOL. In particular, as set out in the London Plan, the Mayor is keen to see improvements in overall quality and accessibility of MOL. Such improvements should seek to address human health, biodiversity and quality of life.

The proposal will also need to have regard to policies DM 47 and DM 48, the latter addressing the capacity and quality of outdoor sport provision and securing community access to private facilities, having regard to the requirements for MOL as set out above. The former addressing the loss of existing sports facilities – in this case the pitch and putt – ensuring adequate alternative provision is available. In addition, a SINC designation applies to the site (see Policies DM20: Protection of Biodiversity and Access to Nature & DM21: Enhancement of Biodiversity and Access to Nature) and the eastern portion of the site is identified as suffering from surface water flooding (see Policy DM 9). Lastly, consideration will also need to be had to landscaping, accessibility and to highway safety.

Zone C: Additional staff residential accommodation

Rationale

There is a shortage of homes for Harrow staff and their families close to or within the School.

Preferred Location

After carefully evaluating all potential sites, it has been decided to utilise existing under-developed or previously developed vacant sites along Harrow Park to provide new staff housing

- It further concentrates the provision of staff housing along this privately owned road.
- The sites are close to the main school buildings.

Policy Considerations

The development site is within the Harrow Park Conservation Area and adjoins but is outside of both MOL, SINC and the registered Harrow Park designations. The proposed development will need to ensure it would not have unreasonable impact on neighbouring amenity in terms of privacy, overlooking, outlook or overshadowing, in compliance with policies 7.4B and 7.6.B of the London Plan (2011), policy CS1.B of the CS and policy DM1 of the Harrow Development Management Local Plan Policies (2013) and the adopted SPD: Residential Design Guide (2010). While the proposal for three additional dwellings is not likely to give rise to unacceptable vehicular movements beyond the capacity of Harrow Park, adequate provision will need to be made for parking in accordance with Policy DM 42.

Further policy considerations of relevance to the proposal include the requirements for a high standard of design and sustainability including layout, amenity provision and energy efficiency in accordance with (NPPF 56 & London Plan policies 3.5, 3.6, 5.2, 5.3, 5.6 & 5.11 & Policies DM 1, DM 12 & DM 27).

6.0 DESIGN CONSIDERATIONS

6.1 Overall considerations:

The Masterplan provides a coherent framework within which individual projects will be realised. These will:

- Be highly sustainable
- Be integrated within a coherent landscape setting
- Minimise the visual impact on principle historically significant settings and views
- Improve site connections, routes, flow and movement with pedestrians as priority
- Make a positive contribution to the setting of the School through excellent contemporary design
- Recognise the history and culture of Harrow School whilst bringing it forward into the 21st century
- Establish new valuable views
- Relate positively to existing buildings and to other possible future buildings
- Provide good quality accommodation which meets the brief and which is future-proofed.

6.2 Zone A Central Core:

This area is of key importance to the School and projects here will need to:

- Consider the impact on the Heritage of the School, and specifically the cluster of listed buildings comprising the Chapel, the Vaughan Library and Head Master's House.
- Capitalise on the challenges and opportunities afforded by the slope of the hill.
- Consider the impact on views from the top of the hill.
- Consider the impact on long views across the playing fields towards the hill.
- Consider the impact on views from the listed Capability Brown Harrow Park.
- Capitalise on views out towards Harrow Park, to the playing fields and to London beyond.

The strategic **core landscape** will:

- Preserve the formal garden settings to the listed buildings at the top of the hill by establishing a firm 'no-build' area.
- Preserve long views from the Chapel and the Head Master's terraces across London - due to the topography it is considered that this view can be limited to 10° below the horizontal eye-line.
- Allow views below this plane to be partially interrupted by 'islands' of buildings which draw the eye downwards and to key destinations.

- Create a strong axial route from the Chapel Terrace down to the Athletics track, which link three distinct character spaces:
 - Formal Core/ Chapel Terrace.
 - Routes and pause places associated with the Academic Hub.
 - A semi-civic space terminating the axis and associated with sports.
- Provide good coherent lateral pedestrian routes running north south along the site contours and connecting new and existing buildings.
- Maximise new planting which will be themed according to its position on the site.
- Materials will be of high quality and will work visually to complement existing and proposed buildings.
- Clarify public and private areas to improve school security as well as facilitating visitor and public access where needed.
- New landscaping will address current issues of accessibility where possible.

New buildings will:

- Preserve the visibility of the historic skyline from the sports field plain.
- Enhance the core below the formal garden areas and work as a coherent whole to resolve the visual incoherence of the existing groundscape and buildings.
- Preserve the key views from the Chapel and the Head Master's terraces across London within a 10° zone below the eye-line.
- Reflect the ethos of Harrow School in the 21st century with forward looking but contextually appropriate design.
- Massing will be site specific with building elements which provide new 'jewel-like' interventions' which act as counterpoints to existing neutral buildings. These elements will be located to create new focal points and aid orientation and legibility.
- Roofscapes will be designed to be viewed from both above and below with sculpted forms and use of green roof surfaces where visual blending is important.
- Materials will be fresh and contemporary and of a quality which is commensurate with the quality of the existing heritage buildings.
- Interventions close to listed buildings will be necessarily more discrete but will be contemporary whilst drawing on the rich palette of materials and proportions in the existing buildings.
- New buildings further away from the heritage core will introduce a wider palette of materials whilst forming a coherent whole when viewed as an ensemble.
- The buildings will be designed to last and will contribute to the legacy of fine buildings at Harrow.
- Detailing will be crucial and will reinforce the overall design concept.

- Buildings will be highly sustainable with a target of BREEAM 'Excellent'
- All new buildings will be fully accessible.

6.3 Zone A: High Street

A new **entrance building** here must:

- Optimise the site's great potential and key location by creating a significant, yet sensitive, new building
- Create a strong identity through its architecture as a 'gateway' to the School.
- Inspire a distinctive design response due to its prominent brief and location at the heart of Harrow School.
- A response to the unique site conditions with a unique presence and relationship with the existing buildings which form the core of the historic school setting.
- Visibility is important and thus the building and landscaping must respond to sequential views along the High Street
- The design will represent the quality of the school looking to the future thus materials must be of high quality and well-detailed while referencing the rich surrounding tradition and history: Bold, characterful and rich.
- Be a clear threshold to the School via its massing and site location.
- The streetscape must be enhanced through high quality landscaping which is generous and welcoming whilst marking the School boundary and defining the public and private realms.
- Be highly sustainable with a target of BREEAM 'Excellent'

6.4 The High Street shared surface

The design for this will:

- Provide a pedestrian friendly safe environment for the School and visitors to the Hill.
- Promote a sense of arrival to the Hill and a visual connection between buildings, the wider landscape and the setting of Harrow School.
- Rationalise street parking and reduce traffic speeds
- Use a high quality palette of materials to associate quality with Harrow School and to foreground the unique architectural characters.
- Help define a heart to the High Street and entrance point to the school from the High Street.
- Adopt a coordinated family of street furniture appropriate to its heritage setting
- Develop a signage strategy to ensure the key messages are conveyed without over-cluttering

- Utilise lighting more effectively to emphasise the key significant buildings and spaces.

6.5 Zone A: 100 steps and the west slope of the hill

New built interventions in and around the existing drama and minor sports buildings will:

- Consider the impact on the Heritage of the School, and specifically the 100 steps and historic minor sports facilities.
- Capitalise on the challenges and opportunities afforded by the slope of the hill.
- Consider the impact on views from the top of the hill and specifically from the Old Schools' forecourt.
- Consider the impact on long views across the west playing fields towards the hill.
- Capitalise on long west-facing vistas.
- Enhance the whole area at the base of the 100 steps and work as a coherent whole to resolve the visual incoherence of the existing ground-scape and buildings.
- Reflect Harrow School in the 21st century with forward looking but contextually appropriate design.
- Massing will be site specific with building elements which provide new 'jewel-like' interventions' which act as counterpoints to existing neutral and weak buildings. These elements will be located to create new focal points and aid orientation and legibility.
- Roofscapes will be designed to be viewed from both above and below with sculpted forms and use of green roof surfaces where visual blending is important.
- Materials will be fresh and contemporary and of a quality which is commensurate with the quality of the existing heritage buildings.
- Interventions close to and within listed buildings will be necessarily more discrete but will be contemporary whilst drawing on the rich palette of materials and proportions in the existing buildings.
- New buildings further away from the heritage core will introduce a wider palette of materials whilst forming a coherent whole when viewed as an ensemble.
- The buildings will be designed to last and will contribute to the legacy of fine buildings at Harrow.
- Detailing will be crucial and will reinforce the overall design concept.
- Buildings will be highly sustainable with a target of BREEAM 'Excellent'
- All new buildings will be fully accessible and where possible measures incorporated to resolve access issues within existing buildings.

6.6 Zone B: Sports Use

Re-development of the existing golf course (pitch & putt) will:

- Provide safe access to new sports pitches and associated changing pavilion reflecting use by both the School and the general public.

- Provide approximately modest but modern built forms which are accessible and visible.
- Minimise impact on longer views into the School grounds.
- Minimise impact on significant trees.
- Be bounded by appropriately secure fencing with integrated screen planting.

6.7 Zone C: Harrow Park

New buildings at Harrow Park will:

- Capitalise on existing neglected structures and footprints.
- Adopt a fresh and contemporary materials palette which integrates with existing adjacent buildings (where significant architecturally) and which blends into the wooded backdrops.
- Be accessible.
- Have an integrated and coherent landscape around them which minimises impact on the existing trees and woodland.

6.8 The High Street

The existing issues associated with high volumes of pedestrian and traffic movements on the High Street have been highlighted within Section 4 of this document. Subject to detailed discussions with the Local Highway Authority and Transport for London (TfL), a number of potential solutions to improve the situation on the High Street are under consideration. These are primarily:

- Implementing a Traffic Regulation Order to restrict movement on the High Street between West Street and Grove Hill to access only for authorised vehicles, emergency vehicles, pedestrians and cyclists. This could include the installation of rising bollards at either end to enforce the restrictions.
- Providing a Shared Space on High Street between West Street and Grove Hill which would be designed to reduce the dominance of motor vehicles, primarily through lower speeds and encouraging drivers to behave more accommodatingly towards pedestrians. This would involve removing demarcation, physical features and street furniture to 'open-up' the High Street giving pedestrian priority over road traffic. These changes would modify the way the street operates by creating an environment that encourages drivers, pedestrians and cyclists to behave in a more co-operative manner.
- Introduce a one way system between West Street and Garlands Lane, which would provide for cars, light vehicles and buses northbound, and buses and cycles only southbound. This option would reduce overall vehicle movements across the Hill by around 40%, would require a Traffic Regulation Order to implement, which may also include a restriction on heavy vehicles (in excess of 7.5 tonnes) and provision to create more footway space at key crossing points.
- Re-assessing the route of the 258 bus service to potentially terminate the service at Harrow and utilise an alternative single-decker bus service to South Harrow if necessary (for example, the H11).

The Wider Estate

6.9 The Vision for the wider Estate of Harrow School encompasses a holistic approach to existing and future management. Any development in the wider Estate must respond to existing activity spaces, circulation routes, views, habitats, parking facilities, maintenance, materials palettes, security and current School facilities. Figure 19 shows an aerial view of the wider Estate and Figure 20 provides a breakdown of the various zones within this area.

6.10 House Gardens

Simplify existing boundary planting to reduce maintenance requirements.

- Rationalise and simplify internal gardens to provide more efficient flexible space and reduce maintenance requirements, while retaining each garden's unique character.
- Reduce vegetation height and integrate the houses and gardens with the context.
- Visually integrate the architecture and character of Harrow School buildings within the experience of place.

6.11 Sports

- Maintain and enhance current sports facilities.
- Place greater emphasis on control/reduction of field boundary heights to improve visibility across the Estate.
- Ensure any future sports expansion respects the remaining mature specimen trees.

6.12 Woodland

- Introduce a woodland management plan, phased replanting of woodland species and habitat diversification using native species of local provenance to improve biodiversity.
- Ensure the woodland does not over mature or compromise historic views. Lost views to be reinstated.
- Introduce opportunities for education, ecological enhancement and habitat diversification. The historic ditches and water courses provide potential for habitat enhancement and education.
- Provide greater levels of woodland access for the School community and utilise this character area.

6.13 Parkland

- Reduce/remove golf course infill planting to ensure the parkland character and views are not lost.

6.14 Remaining Open Land

- Maintain boundaries and tree planting to ensure trees and vegetation do not over mature and block views.

7.0 INDICATIVE PHASING OF DEVELOPMENT AT HARROW SCHOOL

15 - 20 Year Development Plan

7.1 Development proposed by this masterplan will need to be phased depending on priorities and the availability of funding. It is envisaged that it may take 15 - 20 years to fully implement. However, the School has established an indicative timeline broadly split in to three phases:

- **Phase 1: 0-5 years**
- **Phase 2: 5-10 years**
- **Phase 3: 10-20 years**

7.2 Phase 1: 0-5 years

- Initial phases to rationalise the School Core including demolition of Peel House, main pedestrian routes and central axis to facilitate circulation.
- Sports Hall replacement with swimming pool and development of the sports hub.
- Develop new Biology and Chemistry building.
- Proposed network of routes through the School and the framework for later development.
- New locations and development of the Visitor Hub including Admissions and the School Secretariat on the Medical Centre/Dove Cottage site as the Heart of The High Street .
- Enhance and restore the original parkland features including the lake, vistas and rolling landscape through effective management. Selective thinning and removal of the uncomplimentary planting to reopen the lake and parkland setting.
- Relocate one 5-a-side pitch from within the Core landscape area to enhance the landscape and setting of key buildings.
- Address internal School circulation within the central Core and proposed rationalised landscape setting, including alternative route for service access to the Dining Hall.
- Provide new staff accommodation.
- Relocation of Estates compound (combined grounds and garden teams)
- Art project in Churchill Schools.

7.3 Phase 2: 5-10 years

- Improvements to the visitor arrival experience through new car parking provision, coordinated street furniture and signage.

- Coordination of materials palette, surfacing treatments and hierarchy of landscape management across the Estate.
- Development of the Music Centre.
- Extension to the Ryan Theatre and Improvements to Minor Sports.
- New sports pitches on the pitch & putt course.

7.4 Phase 3: 10-20 years

- Further landscape improvements to the core and Woodland Management Plan implementation.

8.0 IMPLEMENTATION, MONITORING & REVIEW OF THE SPD

Implementation

- 8.1 As set out in chapter 1, the objective of this SPD is to provide a framework within which subsequent planning applications can be prepared and decisions on these can be made with a high degree of predictability and confidence. Implementation of the proposals set out in the masterplan will be primarily by means of individual formal planning applications.
- 8.2 Prior to submitting an application, Harrow School commits to undertake pre-application discussions with the Council and consultation with local residents, including directly affected neighbours.
- 8.3 Where proposals include works within the highway, the School will enter into a Section 278 Agreement with the Council to deliver these.
- 8.4 The Council and Harrow School will commit to resourcing the implementation of the masterplan, working collaboratively and in partnership to facilitate its delivery and the realisation of the wider environmental, social and economic benefits.

Monitoring

- 8.5 The effectiveness of this document will be measured in terms of its ability to deliver, in an efficient and timely manner, the proposals set out in this SPD, where these accord with the principles established. Monitoring of progress against the indicative phasing schedule set out in section 6 will be undertaken annually and will be reported in the Borough's Authority's Monitoring report.

Review

- 8.4 A formal review or replacement of the SPD will be undertaken where the monitoring information suggests this is necessary or where changes in circumstances deem it appropriate.

Appendix A: HARROW SCHOOL CHRONOLOGY

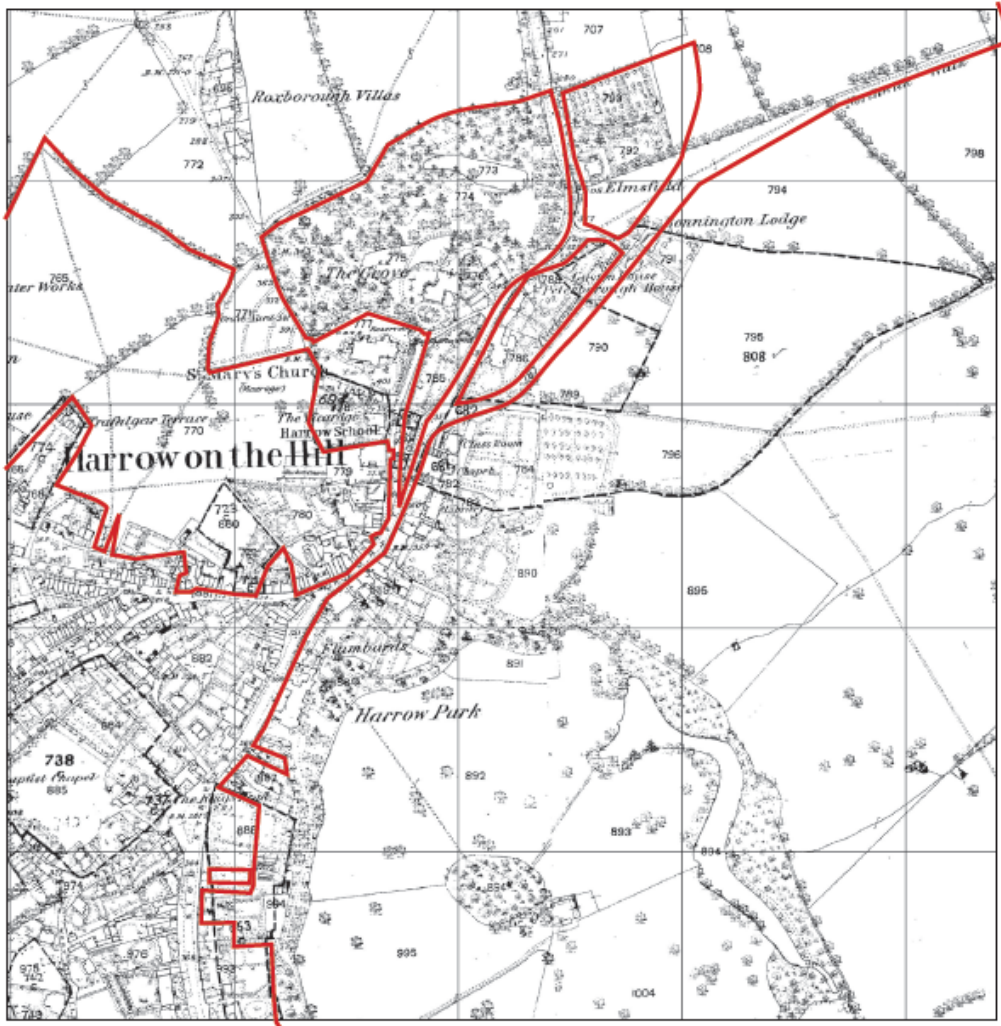
A Timeline of School Development

A.1 Harrow School has a rich history and has grown into one of the world's leading independent Schools. A brief history of the School is provided below:

- **1572:** Harrow School was founded by John Lyon, a local landowner who was granted a Royal Charter by Elizabeth I to establish a 'Free Grammar School'.
- **1608:** Work began on the School House (Old Schools) and was completed in 1615.
- **1615:** Earliest pupil recorded: Macharie Wildblud
- **1646:** Curriculum at this time: Cicero, Ovid, Horace, Virgil & Homer.
- **1682:** School Yard levelled, number of pupils 120.
- **1746:** Old House opened for boarders under Dr Samuel Glasse.
- **1750:** Cricket being played at this time on the 'Bowling Green' at top of Sudbury Hill.
- **1772:** Large extension to The Head Master's House built.
- **1775:** Governors first took out insurance on School buildings. Fire damage to School House (Old Schools). 207 pupils.
- **1818:** The Abbey (later Druries) enlarged by The Rev Henry Drury. New wing added to School House (Old Schools).
- **1826:** Extension of Old Schools. House in the High Street (later named Moretons) pulled down and re-built.
- **1831:** Flambards bought by Rev WW Phelps, renamed The Park.
- **1833:** The Grove burned down and re-built.
- **1838:** The Head Master's House burned down (re-opened in 1844).
- **1853:** Water closets introduced to sanitary systems.
- **1855:** New Chapel completed. New Schools built. Gas supply to Harrow. 436 boys.
- **1863:** Garlands built by Mr RB Hayward. Vaughan Library opened.
- **1864:** The Abbey pulled down and rebuilt; renamed Druries.
- **1877:** Speech Room opened.
- **1883:** Lower chapel terrace created. VI Form cricket pavilion built.

- **1885:** New Chapel organ installed. Football fields purchased in memory of Dr Montagu Butler. 524 pupils.
- **1888:** Newlands built by Mr FE Marshall.
- **1890:** Name-carving by pupils in Fourth Form Room stopped.
- **1893:** Elmfield boarding house built. Gift received of further 1½ acres of Philathletic Ground.
- **1895:** Fields between Kenton Road & Northwick Park acquired.
- **1902:** North & South transepts added to Chapel in memory of 55 Old Harrovians lost in Boer War.
- **1904:** 50-yard Morris tube rifle range built off Garlands Lane.
- **1905:** 254 acres beyond Ducker Road, Sheepcote & Hemstall fields acquired.
- **1907:** Steps from Chapel terrace built. Crake Eiloart Eton fives court built.
- **1908:** West Acre burnt down and rebuilt. 578 pupils.
- **1911:** Construction of gravel parade ground & cinder running track.
- **1918:** 2917 served, 690 wounded, 644 Old Harrovians killed in The Great War (WWI).
- **1925:** The Bowling Shed built with two indoor cricket nets. Parade ground converted to asphalt with hard tennis courts.
- **1926:** Opening of War Memorial building by The Rt Rev Randall Davidson (Old Harrovian), Archbishop of Canterbury.
- **1936:** Leaf Schools built. 'Modern' water cleaning introduced at outdoor swimming pool (Ducker). Two standard squash rackets courts built.
- **1939:** Farming begins as part of the 'Dig for Victory' campaign.
- **1940:** Incendiary bombs land on Speech Room.
- **1944:** Fields beyond Ducker Road (Northwick Park Golf Club) sold. 374 pupils.
- **1945:** 344 Old Harrovians were killed in World War II.
- **1947:** Garlands & Hillside (Small Houses) closed.
- **1958:** Extension built on to Elmfield. 619 pupils.
- **1959:** Boarding Houses extension programme continued: The Grove and Moretons.
- **1974:** Physics Schools built. Dutch Elm disease destroyed over 300 trees on the Estate.
- **1977:** Shepherd Churchill Hall opened. School 9- hole golf course opened.

- **1982:** Peel House built as residence for the Head Master. 731 pupils.
- **1985:** Sports Hall & swimming pool opened. Ducker closed.
- **1993:** Extensive improvements made to kitchens and serving area of Shepherd Churchill Hall.
- **1997:** Overflow House (The Foss) closed; Gayton House opened. Extension to Gayton House.
- **1998:** Harrow International School Bangkok founded.
- **2000:** Major refurbishment of Vaughan Library completed. 794 pupils.
- **2003:** Two all-weather pitches laid on football fields.
- **2004:** New athletic track built. Parade Ground relocated near to rifle range. The Bookshop converted for use by Account Department and re-opened as the School Shop in West Street.
- **2007:** Modern Languages Schools opened. New kitchens built in the Shepherd Churchill Hall.
- **2009:** Philathletic ground relaid. Major tree-planting programme completed on Philathletic ground. 810 pupils.
- **2010:** Lyon's House opened. Extension to Sports Centre built.



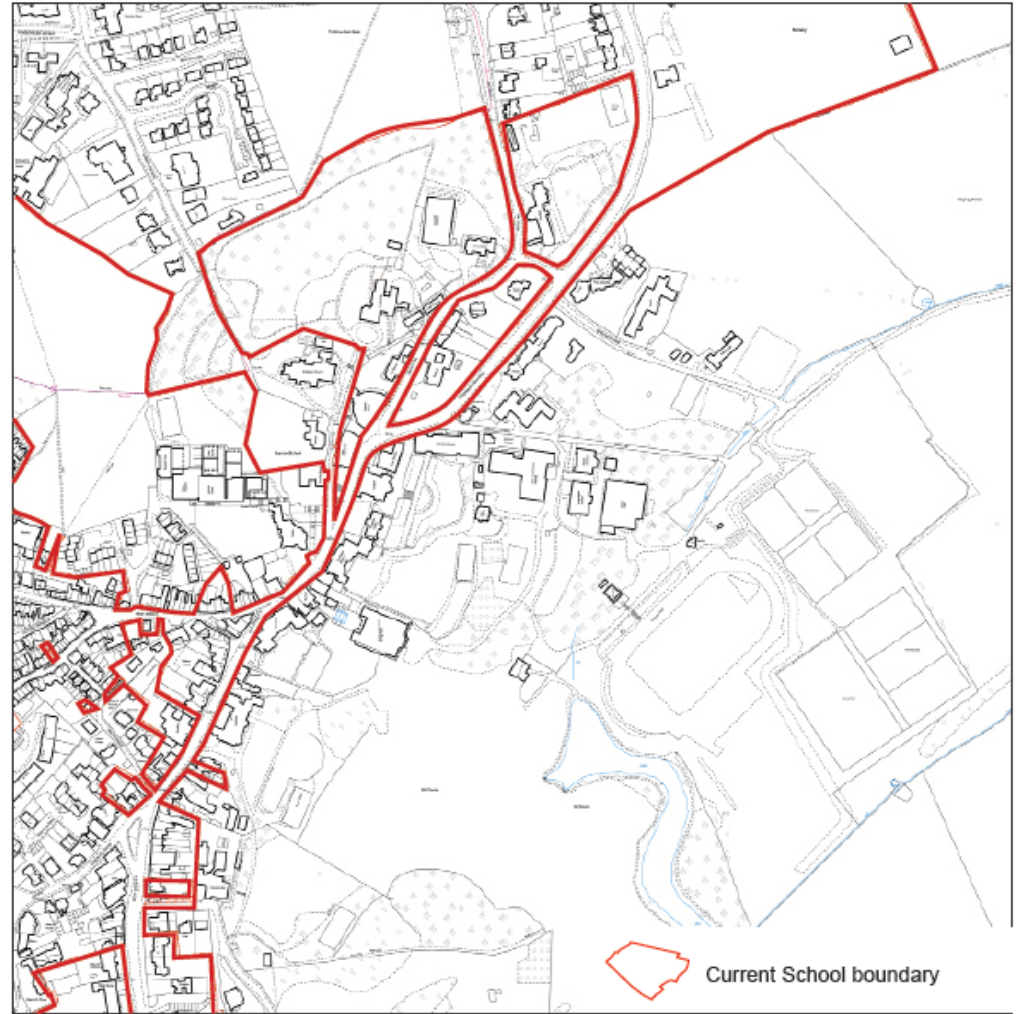
HARROW SCHOOL 1864-1882



HARROW SCHOOL 1914



HARROW SCHOOL 1961



HARROW SCHOOL 2012



Present day aerial photograph of the School



Aerial photograph of the School core (circa mid C20)



The Vaughan Library (2012)



The Vaughan Library (late C19)



Present day view of the High Street



Historic photograph of the High Street (late C19)



The Chapel (2012)



The Chapel (late C19)



The Sixth Form cricket ground and pavilion (2012)



The Sixth Form cricket ground and pavilion (late C19)



View of The Head Master's Boarding House (2012)



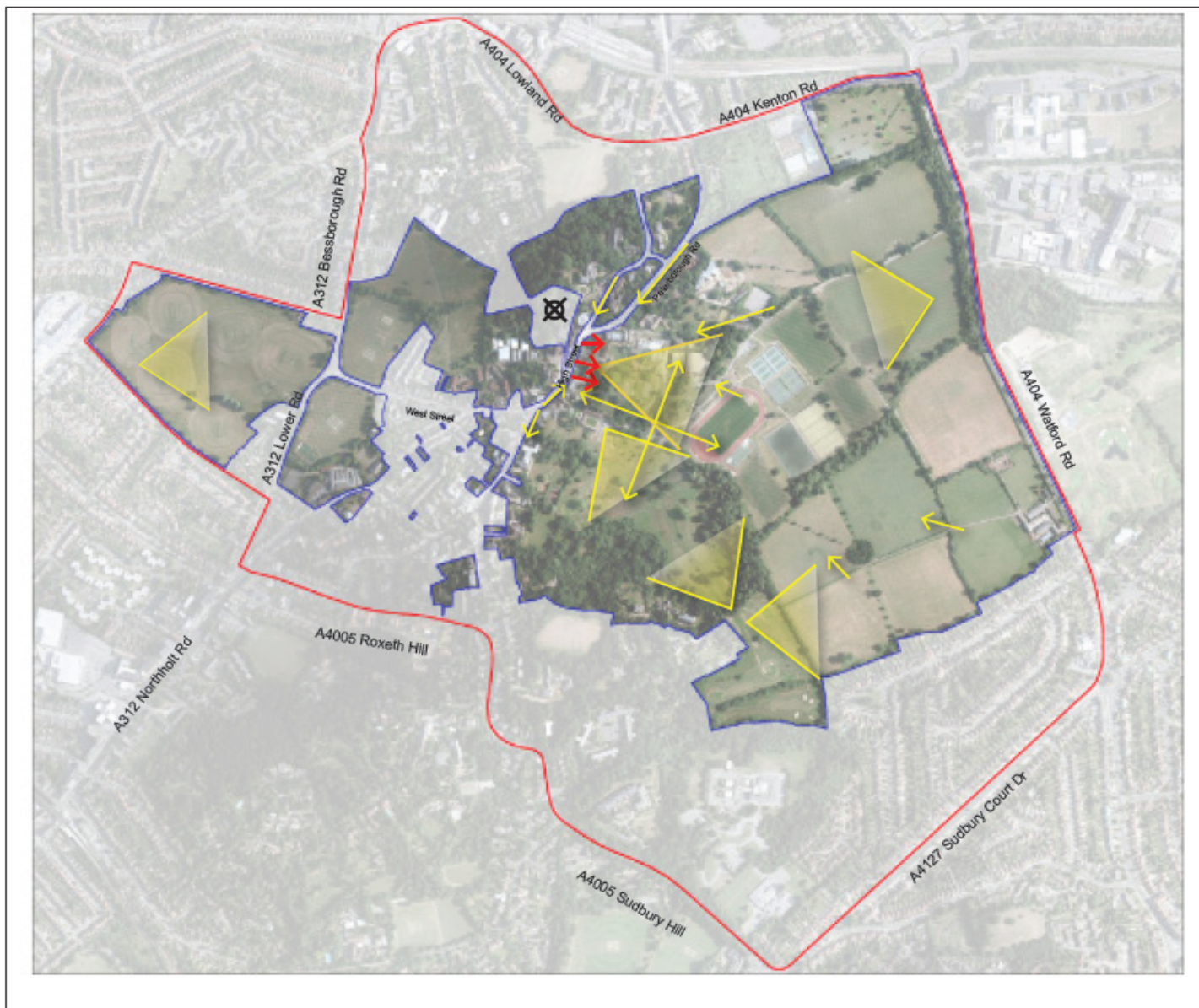
View of The Head Master's Boarding House (late C19)





Appendix B: VIEWS

Views

B.1 Views and vistas are an important component of the character of Harrow School and Harrow on the Hill and have been identified in Figure 29. Typical views experienced include:

- **Spire views** - Key views of St. Mary's spire, as shown in Figure 27, define the location of the Estate within Harrow on the Hill. As defined in the Local Plan, views and glimpses of St. Mary's Church make a valuable contribution to the quality and identify of places within the Borough and should be safeguarded from inappropriate development.
- **Signature Harrow Views** - These include important panoramic views of Harrow on the Hill, the registered parkland and City of London (refer to Figure 28).
- **Key Views** - These inform day to day experiences, way-finding, orientation and perform a strategic role in visually connecting spaces within the Estate.
- **Existing glimpsed views** - These views create depth and local animation to the user experience of the School and Harrow on the Hill. These views provide a point of reference to the proximity of sports facilities, open space and the City of London.



- Key**
-  Signature Harrow Views
 -  Key views to enhance/ retain
 -  Glimpses
 -  Key Landmark of St Mary's Church Spire