

Appendix 2:



**HARROW CONSERVATION  
AREAS  
Supplementary Planning Document  
(WORKING DRAFT)**



FEBRUARY 2006

# Working Contents List

**Text in italics explains what the subheadings mean, where this differs from published guidance in the HUDP.**

Foreword by Council Leader

## 1 Introduction

- What is a conservation area?
- Role of the SPD -*Objectives as outlined in the SA (To secure the preservation of the conservation areas, to identify enhancements for conservation areas, promote awareness, understanding and enjoyment of the Borough's conservation areas)*

## 2 Harrow's Conservation Areas in Context

- Potted history of Harrow – *emphasis on historical maps rather than text*
- Archaeological/geological background
- Harrow today – *population, census info, main changes and issues, as identified in the Community Strategy*
- Overarching aims of the Community Strategy
- Map showing all the Harrow cons areas

## 3 Defining Conservation Areas – Designation and Appraisal

- Designation of conservation areas
- Criteria for inclusion – *Based on existing UDP criteria but need to include the recent EH advice that local views should be part of the reasoning behind a decision to designate*
- Measuring Change in Conservation Areas – *Describing a systematic approach to assessing buildings in cons areas in order to have a factual basis for assessing how altered from the original designed form they are in order to help designation decisions*
- Amending conservation area boundaries

- Potential new conservation areas - *Indicates that there is good coverage of most historic periods of development in Harrow, however predominantly Victorian/Edwardian conservation areas are rarer, apart from a cluster on Harrow on the Hill. The Victorian/Edwardian era saw massive expansion in built stock across England so this rarity does not reflect the national trend. In addition, much of the Victorian/Edwardian cons area stock tends to be "higher status" housing, such as the large houses on Moss Lane, rather than reflecting the mix of middle and working class housing. Therefore, the Borough may wish to give consideration to the designation of more Victorian lower status housing areas..*

Why is it important to define the special interest of conservation areas?

Conservation Area Appraisal Documents in Harrow - *discusses the new approach of cons appraisals and management strategies*

#### 4 Managing Conservation Areas

- New development in conservation areas -  
*This would contain all the new devt type policies already contained in the existing policy statements and general principles – use CABE guidance on designing new devt to include topics such as:*
  - High quality design which enriches the conservation area*
  - Relating to the lie of the land/history of the place, existing routes and development patterns*
  - Being in scale and harmony with existing buildings, proportions of the parts are in scale with themselves and other buildings*
  - Respecting views, skyline*
  - Respect openness and gaps*
  - Using materials, detailing and building methods appropriate to the area and surrounding buildings*
- Demolition in conservation areas  
*Replicates EH criteria on whether buildings make a positive contribution to the character of a cons area and therefore the presumption against demolition*

- Special Requirements for permission

*Demolition in conservation areas*

*Additional requirements in conservation areas – protection of trees, standard householder restrictions*

*Article 4 Directions*

*Areas of Special Advertisement Control*

*Defining material alterations in conservation area*

## 5 Specific problems in Harrow's Conservation Areas

Pressure for window replacements

Shopfronts and Signage

Agricultural areas and buildings/Pressure for suburbanisation of urban-rural fringe – *Difficulty of finding new uses for agric buildings eg East End Farm, Cannons Farm Barn, Pinner Park Farm, Suzanne's Riding Stables*

Telecommunications developments

Quality of the public realm – *Impact of area based mgt, aiming at improving design quality across the public realm*

## 6 Enhancing Conservation Areas

Conservation led regeneration – *general principles, examples in Harrow.*

*Potential for regen projects – Rayners Lane cons area, Bernays garden*

Highlighting opportunities for enhancement in the management strategies

Encouraging Maintenance – local grants schemes and advice

Potential for attracting external investment

The public realm – *lead on from the issues above – ways of building in quality, regular audits etc*

Planning gain and conservation areas – *set out opportunities to better use S106 funding and to link it to the cons area management strategies*

The Council's stewardship role – *enforcement, own assets, link to asset management plan?*

Future projects – *Bernays Garden, Grimsdyke Estate garden restoration*

Opportunities for public education and involving the community

## 7 The work of the voluntary sector

CAAC

Harrow Heritage Trust

Other amenity groups – HoH Forum etc

## 8 Valuing Conservation Areas

Regeneration and heritage – *economic value of heritage*

Tourism – *links to tourism strategy*

Cultural value – *links to Cultural Strategy*

Sustainability – historic buildings as a finite resource, renewables

### **Appendices: tbc**

Conservation Areas – Residential Planning Guidelines document