

A Management Strategy for Harrow School Conservation Area

Conservation Area Appraisals provide an analysis of the character and appearance of the conservation area to identify those elements of the conservation area which should be protected as well as opportunities for change, improvement or enhancement. This management strategy uses this analysis to look forward and set out how the area's character will be preserved or enhanced. It sets out policies and controls to protect and preserve the area and actions to enhance it. Each section is linked to the relevant policy guidance, which provides the framework for the future management and enhancement of the conservation area. The following proposal statement provides a list of actions, related to those features identified as 'negative'.

| Identified Negative Features | Site Address: | Proposed Actions? |
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| Cars and Traffic | Throughout Conservation Area | <p>* The Council should further efforts to reduce speeds and increase visibility for pedestrians through: new road narrowings, encouraging local support for a reduction in speed limits and keeping highway clutter to a minimum, particularly during traffic work. Textured traditional materials can be used to help keep traffic speeds down. * New proposals for decluttering can be prioritised with reference to this audit and works can be carried out in sympathy with the Conservation Area's objectives with NHP objectives. * Much good work has already been undertaken in the Local Road Safety Scheme and the Heritage Economic Regeneration Scheme which have sought to reduce street clutter, improve footway surfaces and reduce traffic and its speed using high quality appropriate materials. The Council will support these schemes and continue to pursue sources of funding for the high quality conservation grade materials that are required to improve and enhance this area's road safety.</p> |
| Street furniture such as signs, bins, salt bins and guard rails | Throughout Conservation Area (guard rails on Peterborough Road and Grove Hill) | <p>* Paint guard rails * Consider replacement with more sympathetic design. * Attention to placing and design for existing and future street furniture * Regular maintenance * A streetscape audit, as recommended by English Heritage to record all the memorials and plaques which form part of the character of the area, and to record unusual and special elements of the public realm. This document will ensure that as elements of the street are renewed, the Council will be aware of what is special and needs to be retained, where to improve and what sorts of materials and furniture may be appropriate. This document will be published separately and linked to the Council's forthcoming 'Street Design Manual' as a special maintenance and management plan for Harrow on the Hill. * Prioritise proposals for decluttering, cleaning and greening for New Harrow Project Managers with reference to this audit and works can be carried out in sympathy with the Conservation Area's objectives.</p> |
| Street lights | Grove Hill | <p>* Streetscape audit * Reproduction heritage lampposts are used successfully on the High Street and Peterborough Road. It would be beneficial to similarly replace the less attractive street lights exist on Grove Hill.</p> |

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| Poor quality street surfaces. | Intermittent locations throughout the Conservation Area and specifically: cobbles outside the Vicarage, within the Churchyard and paths through Church fields. | * Streetscape audit * Resurfacing of badly surfaced pavements, for example, outside the Speech Room * Uncover cobbles outside the Vicarage and ensure other historic street surfaces, for example within the Churchyard, are replaced like for like as far as possible * Replace paths through Church Fields * Possible funds such as "Living Spaces" may be appropriate for Church Fields. * Add lighting to these paths through Church fields/ thin hedges. * When there is the need for replacement as far as possible replace like for like e.g. walls, style/design, lime mortar. |
| Wall to The Grove | Grove Hill | * Liaise with Harrow School and provide repairs guidance |
| Maths and Physics block | Football Lane | * Do not put forward for added protection such as listed building status. Work with School on long term. |
| Churchill Schools | Grove Hill | * Do not put forward for added protection such as listed building status. Development plans for School include this site |

- 1) Poorly maintained street furniture to the left of Peachy Tomb, St. Mary's Churchyard
- 2) Poor quality street surface, in front of Speech Room, Grove Hill
- 3) Poor quality design in the public realm of street furniture, Peterborough Road towards Grove Hill
- 4) Wall to The Grove, Grove Hill
- 5) Maths and Physics Block, Football Lane (PICTURES OF THESE TO BE ADDED)

Enhancement Proposals

These refer to those features identified in the Conservation Area Appraisal as problems or pressures. Proposals are put forward to retain and enhance the Conservation Area in relation to specific problems/pressures.

| Identified Problems/ Pressures? | Site Address: | Proposed Actions? |
|---------------------------------|---------------|--|
| Harrow School's need to expand | Harrow School | * Managing change and continuing to work with the School will be essential in the future to resolve any issues. * The Council should help them and all potential developers identify suitable sites for new buildings to take pressure off sites in the central conservation area. * Development design briefs - propose that all new development aspires to a quality of design, related to its context, which may be valued in the future. development is in line with existing urban grain, therefore that it provides variety, yet also compliments surroundings (see built form section in Conservation Area Appraisal) |

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| No Survey of the Area Since the 1980s / Limited protection for landmark listed, locally listed and unlisted buildings | * Elmfield Cottage, The Museum of Harrow Life and Museum Cottage * Map on page shows buildings currently with listed and locally listed buildings | * The Council will encourage the Department of Culture, Media and Sport to resurvey the Harrow on the Hill area to assess listed, locally listed buildings and unlisted in order to ensure their proper protection. * Consider the listing of further buildings * Introduce photo surveys every four years as a means of monitoring change. |
| Limited protection for open fields/parks surrounding the Hill. | See map on page ??? | Consider including further surrounding open land in the Conservation Area. |
| Importance of landscape setting - Conservation Area status may produce too great a focus on Harrow School | Conservation Area | * Both the Hill and the School are inextricably linked. The Hill owes its special character to the School. As such it is not sensible to separate one as a special case for conservation issues without considering the same issues for other. Therefore, the Council will consider application of relevant policies and proposals to the wider Hill area. |

1) View Towards Open Fields Surrounding the Hill from (left) Byron Viewpoint and (right) The Garlands

Additional Proposals

- 1) The Council will continue to apply for grants, and to endeavour to assist the Harrow Hill Trust and the Forum to apply for grants, to undertake enhancement and improvement schemes.
- 2) Work with Harrow Heritage Trust and School to provide grant aid assistance for repair works at Harrow School.

Monitoring

- 1) Carry out a dated photo survey every four years.
- 2) Refer unauthorised developments noted to Enforcement.
- 3) Consult local amenity groups for thoughts on the Conservation Area every four years.
- 4) Before new work is agreed in the area ensure Conservation carry out an on-site inspection.
- 5) Maintain links with Harrow on the Hill forum and HH Trust for feedback on issues in the Conservation Area.

Policies

The following policies have been identified as being of key relevance to this area:

1. The Council will require that all new development respects the historic character and layout of the area.
2. There will be a presumption against the demolition of buildings which may make a positive contribution to the conservation area.

3. To ensure that the character of the conservation area is both preserved and enhanced, proposals for development should:

- a) Respect existing properties and areas of open space in terms of bulk, scale and siting.
- b) Not impede significant views (as defined on the Designation map), diminish the gap between buildings or intrude into areas of open space.
- c) Respect the existing layout and historical form of the townscape and street scene.
- d) Respect and complement the existing buildings in terms of design, detailing, scale and materials in any proposals for extensions or alterations.

4. Alterations to buildings that result in a detrimental impact on the appearance of elevations that face a highway, including alterations to chimneys and rooflines, will be resisted.

5. The Council will encourage the retention and improvement of both public and private green spaces.

6. The Council will retain or, where necessary replace, street trees.

7. The Council will encourage the utility companies to install the minimum amount of new street furniture and to locate any furniture sensitively.

8. Where within Council control, the retention or reinstatement of traditionally designed street furniture and materials, such as street lamps, will be required.

9. Where in Council control, new street furniture will be required to be well sited and designed. We will seek to ensure that redundant and unsightly street furniture will be removed where opportunities occur.

10. The retention of visually important walls which are characteristic of the area will be required.

11. Trees and groups of trees will be further protected by the creation of additional tree preservation orders where appropriate.

12. Development adversely affecting significant trees will be refused.

13. Proposals for telecommunications equipment which detrimentally affects the character and appearance of the Conservation Area will be refused