

# ROXBOROUGH PARK & THE GROVE

MANAGEMENT STUDY

Area Number 22



*War Memorial at the foot of Grove Hill*



## Grove Open Space

### 1. Purpose of the Strategy

1.1 Conservation Area Appraisals provide an analysis of the character and appearance of the conservation area to identify those elements that 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/issues identified as 'negative' and 'neutral'.

1.2 Unless otherwise stated, the following should be regarded as a statement of intent. There are no set time limits. However, it is important to note that Conservation Area Appraisals and Management Strategies will be reviewed every 5 years.

### 2. Management Proposals

#### 2.3. Article 4(2) Directions

The conservation area contains a large number of original features in terms of windows and decorative detail including carved bargeboards and porches that contribute greatly to the area's special interest. The formality of continuous boundary treatments behind which there is private greenery that softens the streetscene is also part of its

special character. The introduction of driveways detracts from this. However, at present there is little preventing this occurrence. It is therefore recommended that following a thorough survey and justification relevant Article 4 (2) Directions should be implemented. This would have the effect of requiring planning permission for what would otherwise constitute permitted development under the Town and Country Planning (General Permitted Development) Order 1995, although only on elevations fronting a highway, waterway or open space. Any future extended section of the conservation area would need to be considered as well.

2.4 Both Chalgrove, Peterborough Road and the Gables, Grove Hill became statutory listed in 1990. Most alterations therefore require listed building consent. Many of the Article 4(1) controls that were agreed in 1988 and applied to these properties are therefore unnecessary. It is therefore proposed to rescind this Article 4(1) Direction and include these properties in a new Article 4(2) Direction to control works that do not need listed building consent, particularly hardsurfacing and boundary treatments.

#### 2.5. Extension of Archaeological Priority Area

Consider seeking the enlargement of the existing archaeological priority area by English Heritage. This is because there have been numerous archaeological finds in the Grove Open Space but the Archaeological Priority Area ends just to the south of this.

### 2.6 Section 106 Funding

The forthcoming Local Development Framework suggests future development will be concentrated around the town centre and areas with a high transport accessibility level. This suggests the area to the north and west of the conservation area will have intense development pressure. This provides the opportunity for Section 106 agreements from those major or significant developments that affect the character and appearance of the conservation area. Examples of such opportunities are highlighted in the tables above.

### 2.7 Reviewing the Conservation Area Boundary

It is proposed to extend the boundary to this conservation area to include 1-29 (odd) Grove Hill Road, 2-12 (even) Grove Hill Road, 2 to 24 (even) Peterborough Road, 4 Roxborough Avenue, and 79 to 99 Bessborough Road and 28, 30, 47 and 49 Roxborough Park. This is illustrated on the map below. These areas immediately adjoin the existing conservation area and meet many of the criteria set out in the Harrow Unitary Development Plan for conservation area status. For example, the area is of high architectural quality and historic interest. In all, the proposed extended area would add a high concentration (21 of 49) locally listed buildings. The proposed area would add a high concentration of buildings built prior to 1920 which remain largely unaltered since 33 of 49



*Some properties along Lowlands Road require maintenance and repair*

are illustrated on a 1914 OS Map. Furthermore, the remaining buildings appear to be in a good condition and to be fairly unaltered, with most retaining original windows. The buildings also form distinct groups of physical identity since they largely form terraced clusters of a continuous design or symmetrical semi-detached properties. Also, the properties link in well to the existing conservation area since they are of a similar bulk, siting, and use of decorative detailing, for instance in the Gothic or Arts and Crafts style. They also use the same style of high quality materials for example, red brick and clay or slate tiles. Furthermore, again there is generally a good level of private greenery around these properties adding to the streetscene.

### **3. Monitoring and Support**

3.1 In addition to the above proposals, the conservation area will require regular monitoring and would include the following actions:

- 1) Carry out a dated photo survey every five years.
- 2) Refer unauthorised developments noted to Enforcement and ensure that action is taken where appropriate.
- 3) Consult local amenity groups for thoughts on the Conservation Area every five years.
- 4) Before new work is agreed in the area, ensure Conservation carry out an on-site inspection.
- 5) Create and maintain links with relevant stakeholders, property

owners and interest groups for feedback on issues in the Conservation Area

3.2 Relevant parties can contribute to the preservation and enhancement of the conservation area. These include: local residents, property owners, shopkeepers and local societies such as the Harrow on the Hill Forum, Harrow Hill Trust, and national societies such as the Victorian Society. They should be involved in all stages of devising ideas for management and enhancement.

3.3 The above enhancement and improvement proposals and other possible future schemes require funding. Some can be managed within existing conservation budgets. However, the council will continue to pursue funding for high quality conservation grade materials to improve and enhance road safety materials. The Council will continue to apply for grants wherever possible, for example, the Heritage Lottery Fund through its Townscape Heritage Initiative. The Council will endeavour to assist the Harrow Hill Trust and the Forum to apply for grants and it will work with Harrow Heritage Trust to provide grant aid assistance for repair works to locally listed and listed buildings.

3.4 In line with English Heritage's guidance it is essential that a flexible approach is taken to the requirements of the Building Regulations and Fire Precautions Act and that rigorous application of general planning and highways policies should be relaxed where they would be in conflict with the

preservation or enhancement of the area's character or appearance.

# Negative Features, Pressures or Issues

Patchwork hardsurfacing



2.1 Negative features, pressures and issues are outlined in the linked conservation area appraisal. These are addressed in the following table.

Negative Features, Pressures or Issues?	Location	Description (Why negative? Scale? Design? Condition? Unauthorised work?)
Properties in a state of disrepair	Along Lowlands Road & Roxborough Park	Consult with owners and consider the use of Section 215 Notices under the 1990 Town & Country Planning Act to improve the appearance of these properties.
Hardsurfacing of front gardens and the creation of driveways.	Along Whitehall Road and Roxborough Park	An Article 4(2) Direction could be considered following a careful survey and proper justification. A design guide could be created for driveways
Flat conversions	Roxborough Park and Whitehall Road	Applications for the conversion of single-family dwelling houses to flats will be resisted through the introduction of a relevant policy with this management strategy.
Bumpy, broken paths, pavement and roads and patchwork effect due to works and installation of crossovers	Intermittent throughout the conservation area including the stretch of Lowlands Road adjacent to the Grove Hill Open Space	Bumpy, broken pavement and roads and patchwork effect due to works and installation of crossovers. Inform the Council's Highways Department and consider a streetscape audit. Where possible Highways should replace pavements with slabs rather than tarmac, since this would be more sympathetic to the character of the area. Monitor contractors to ensure that they replace like for like. There may be Section 106 opportunities from town centre regeneration which could provide the opportunities for improvements.
Occasional inappropriate development including extensions/alterations	Intermittent throughout the conservation area	<p>* New development and alterations/extensions should respect the existing architectural style and character of the area as outlined within the conservation area character appraisal.</p> <p>* More specifically it should respect the following design principles:</p> <ol style="list-style-type: none"> <li>1) Designs are varied yet often traditional and harmonizing using common features such as carved detail.</li> <li>2) High quality materials are used, for example timber windows.</li> <li>3) Development follows the slope of the land.</li> <li>4) Development respects existing densities of development.</li> <li>5) Properties are largely detached or semi-detached, with a similar bulk and siting.</li> <li>6) Creation of a terrace design guide</li> </ol>
Offices and Commercial Development	Outside of the conservation area to the north and east of Lowlands Road	Ensure any future development considers its impact on the setting of the conservation area and views into and out of the area. Ensure Section 106 agreements are sought where possible for any possible future development that may have a significant impact on the conservation area.
Boarded up windows/doors	Around Grove Hill and along Lowlands Road	Consider the use of Section 215 Notices under the 1990 Town & Country Planning Act to improve the appearance of these properties.
Graffiti	On a boundary wall near peak of Roxborough Park	Consult with owners.



*Extensions out of keeping with attractive architecture of historic building*

*Overflowing bins in Grove Hill Open Space*



Other Anti-social behaviour	Around the war memorial and in Spinney areas south of this.	Consider use of improvements in lighting in these areas. Consult with residents.
Lack of protection for many original features	Throughout the conservation area	An Article 4(2) Direction could be considered following a careful survey and proper justification.
Poor quality of Lowlands Recreation Ground	Lowlands Recreation Ground	Muddy pathways could be resurfaced. Landscaping including trees could be increased and improved. Additional lighting would be beneficial. New playground equipment could be beneficial. Improve boundary treatments around the recreation ground. Section 106 money from significant town centre developments could be sought for many of the above items.
Heavy traffic and hard urban appearance	Lowlands Road	There may be Section 106 opportunities from town centre development schemes which could provide the opportunities for a major resurfacing project, possibly along Lowlands Road. As part of wider public realm proposals for the town centre, Urban Initiatives (the council's consultants) have already proposed to change the surfacing of Lowlands Road to a bound gravel type surface. This would complement the softer feel of the adjacent Grove Open Space. Highways Department should also be consulted regarding the level of traffic flow.
Overflowing Bins and Litter	The Grove Open Space	Consult with the Council's public realm maintenance department.

## 2.2 Neutral Areas

Neutral areas/issues neither enhance nor detract from the character or appearance of the conservation area. Like negative features though they offer the potential for enhancement. They are outlined in table within the linked Sudbury Hill Conservation Area appraisal. They are addressed in the following table:

Neutral Area	Location	Description
Street furniture such as signs, bins, and street lights	Intermittent throughout conservation area.	<ul style="list-style-type: none"> <li>* Ensure that the Council's Highways department consults Conservation Officers over proposed new items of street furniture.</li> <li>* Carry out a streetscape audit as recommended by English Heritage to record all plaques and items that 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 are likely to be appropriate.</li> </ul>
Neutral/negative buildings	Highlighted on map in character appraisal	<ul style="list-style-type: none"> <li>* Encourage sympathetic and high quality (re)development by referring developers to the conservation area appraisal and the following design principles:               <ol style="list-style-type: none"> <li>1) Designs are varied yet often traditional and harmonizing using common features such as carved detail.</li> <li>2) High quality materials are used, for example timber windows.</li> <li>3) Development follows the slope of the land.</li> <li>4) Development respects existing densities of development.</li> <li>5) Properties are largely detached or semi-detached, with a similar bulk and siting.</li> </ol> </li> </ul>

# ROXBOROUGH PARK & THE GROVE

## 4. Policies

To ensure consistent decision-making the following policies have been identified as being of key relevance to this area with reference to the conservation area appraisal:

1. The Council will require that all new development respects the historic character and layout of the area. Applications for development will be assessed using the specific policies contained in this document as well as the wider policies and objectives contained in the Harrow Unitary Development Plan, forthcoming Local Development Framework and the Harrow on the Hill Supplementary Planning Document.

2. There will be a presumption against the demolition of buildings that make a positive contribution to the character of 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 map entitled 'Key Views Into, Within and Out of Roxborough Park and the Grove' within the Conservation Area Appraisal), 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. Preference will be given for the retention of large single detached houses. There will be a presumption against change of use to flats and other institutional uses.

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

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

8. The Council will encourage the utility companies to install the minimum amount of new street furniture and to locate any furniture sensitively. The use of traditionally designed street furniture will be encouraged. Where within Council control, the retention or reinstatement of traditionally designed street

furniture and materials, such as street lamps, will be required. We will seek to ensure that redundant and unsightly street furniture will be removed where opportunities occur. This shall not occur at the expense of road safety.

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

10. Trees and groups of trees will be further protected by the creation of additional tree preservation orders where appropriate and development adversely affecting significant trees will be refused.

11. Proposals for telecommunications equipment and other tall structures which detrimentally affect the character and appearance of the Conservation Area will be refused

12. The Council recognises the archaeological importance of the area, and where necessary will ensure that appropriate action or works such as an excavation can be carried out before developments commence.

13. The retention of original floorscape materials such as stone pavers will be encouraged.



### Other Publications

The Council produce the following supplementary Guidance leaflets that are relevant to the Roxborough Park & the Grove Conservation Area

Conservation Areas: Residential Planning Guidelines

Listed Buildings: Planning Guidelines

London Borough of Harrow Conservation Areas

London Borough of Harrow Listed Buildings

Roxborough Park & the Grove CA Management Strategy (draft)

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

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