

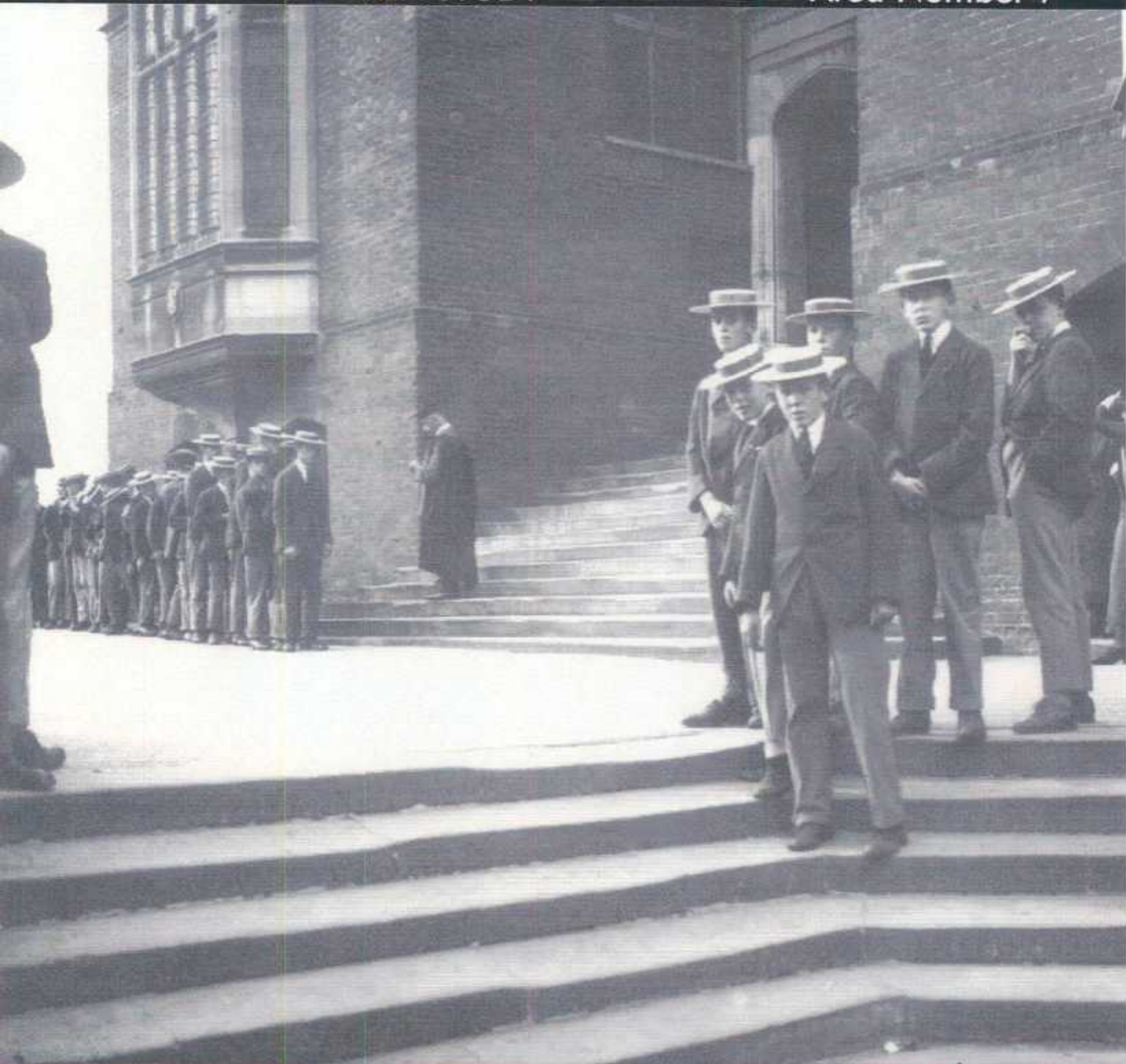
HARROW SCHOOL

Appendix 1

Draft

CONSERVATION AREA STUDY

Area Number 7



The Harrow School conservation area is a unique part of Harrow, and contains buildings that are some of the most well known in the area. St Mary's Church, which sits atop the hill, is visible from all over the Borough. Just below it, the rooftops of Old Schools and Harrow School Chapel are also visible. Large, dramatic school buildings almost exclusively fill the conservation area. The topography of the Hill and the quality of the buildings combine to make this area particularly striking.

LOCATION

The Harrow School conservation area is one of 8 conservation areas on the Hill and was first designated in 1968. It lies at the northern end of the High Street and includes Church Hill, Peterborough Road, Football Lane and Grove Hill.

ARCHAEOLOGY, HISTORY AND DEVELOPMENT

Little is known of the Hill's early history, although it is probable that it was an important place of pagan worship. In 767 first mention of it is made when Offa, King of Mercia, exchanged his lands in Harrow for land in the Chilterns. In 825 the Archbishops of Canterbury gained control of the Manor of Harrow and this link was to continue for the following 700 years.

There was certainly a church by 1086, since a priest is mentioned in the Domesday Survey. In 1087 Arch Bishop Lanfranc formally founded St Mary's Church. A small village would have become established around the Church. As labourer's cottages and shops gradually increased a more developed High Street would have emerged. From 1261 a weekly market started in Harrow on the Hill, showing that the village was becoming more of a commercial centre. The Lords of the Manor probably lived at a manor house on the site of The Grove. Evidence of earth banks within the grounds have been examined by archaeologists who think that they may have been fish ponds, used for carp. Fish ponds were common around medieval manor houses, but the steep hillside location would have meant that their construction here would have been more complex, indicating that this manor was sufficiently wealthy and important to bother building them. A well was also found in the grounds of the house, which was apparently lined with Purbeck stone, again showing the high status of its occupants. In Church

Fields, where there is terracing, other archaeological investigations have shown that these were medieval, or possibly earlier, plough runs where terraces were created to make it easier for a team of oxen and a plough to run along.

The foundation of Harrow School in 1572 by John Lyon was to change the character of the town from then onwards. Lyon paid for the education of 30 boys in a local church, but in his will and via a Royal Charter, obtained in 1471, Lyon made provision for his own free school for boys in Harrow. Boys were probably taught initially at Flambards (on the site of 27-42 London Road) until in 1615 when Old Schools was built with more funds from the Lyons family. The building of Old Schools affected the layout of the roads since previously, the High Street had gone straight up Church Hill to the churchyard and then descended via a lane known as The Fosse, but after the School's establishment, the High Street was extended with a road called Lower Church Street, on the route the High Street now follows.



St Mary's Church 1902

The School gradually expanded so that by 1682, there were 120 pupils and by the 1770s numbers had risen to more than 230. Pupils originally boarded in separate private houses but this gradually became regularised with the

Grove House





Church Fields 1928

establishment of houses under the control of Dames. These were not owned or managed by the School but were linked to it. For instance, in the early 1800s a Dame called Mrs Leith has 35 boarders living at St Mary's Vicarage with her. The house of Mrs Armstrong, another Dame, was on the site of the War Memorial building. As the School expanded so did the village, so that by the mid-18th century, the High Street consisted of a continuous frontage of buildings between the churchyard and the junction with West Street and beyond.

Under Dr Joseph Drury the School's numbers reached 345 and produced 4 prime ministers. The school staged a revolt on Drury's retirement in 1805 which was led by Byron. The plan was to dynamite the walls of Old Schools but was stopped when some boys appealed for their preservation since the names of so many of their fathers were carved on the walls. In 1819-20 CR Cockerell added a balancing wing to Old Schools and created the twin crow-stepped gables that give it such an exciting skyline. After 1820 the School bought The Grove as another boarding house, but it caught fire and had to be substantially rebuilt. In 1838 the original mid 17th century Head Master's house burnt down. In 1838-9 Cockerell was employed again to build a new school chapel to accommodate the additional boys, but in fact the numbers of boys had dropped to 70, partly due to the lack of accommodation after the loss of the Headmaster's house. The replacement Headmaster's house, which was constructed in 1840 and was designed by Decimus Burton, is still in use today.

The control of the Dames over boarding houses gradually depleted as Masters realised they could supplement their income by buying large houses and letting them out to boarders. This was a more manageable system for the School since the Masters were able to exert more discipline over the boys and

so by 1841 the Dames were no longer in control and all the houses were run by Masters.

The period 1859-1884, covering the headmastership of Dr Butler has been described as a Harrow Renaissance. There was a huge burst of building and Harrow established itself as the leading rival to Eton. Key school buildings such as the Chapel, Speech Room and many of the boarding houses were built in Butler's time. The growth of the school led to additional developments within the whole town. New cottages for Harrow School employees were built. The School was the main draw to Harrow, but also the Hill's elevated position was widely believed to be linked to health and wellbeing and would have attracted residents. However, there was still no proper drainage and so waste just ran down the hill. The number of municipal buildings on the Hill increased including a post office, council offices, cottage hospital and these adopted similar styles to school buildings, and

sometimes the same architects. From 1850 there was gas lighting in the streets and from 1881 the streets were fully paved.

In the early 20th century the High Street was flourishing with the particular predominance of the medical profession, such as the medical firm of Bindloss and Lambert. Shops extended from the top of West Street to the yard outside Old Schools but in 1922 the shops between Druries and top of West Street were demolished, Harrow Stores was established and the lawn outside Druries created.

In 1926 the War Memorial building was opened to commemorate the 2917 Harrovians who served in the First World War, 690 of whom were injured and 644 were killed. The Speech Room was the only major School building to be hit by a bomb in the Second World War in 1940.

In the latter half of the 20th century,

Gentlemen's outfitters on left demolished to make way for garden



the School has continued to expand. Two new boarding houses, the Copse (1960) and Peterborough House (1980) have been constructed and the Maths and Physics Schools and Dining Room were built in the 1970s. In 1994 the Harrow School Theatre was built within the Conservation Area.

TOWNSCAPE CHARACTER

The topography is the area's most striking feature, giving rise to dramatic views of the buildings, often seen staggered one above the other and views up and down the hill and panoramic views out. The topography and road layout together create a real sense of place. Generally, in common with the rest of the Hill, the lower status and smaller buildings are located on the lower slopes and as one ascends, the buildings become both larger and more impressive.

Views are afforded of St Mary's, at the summit of the Hill, but also of other focal points such as the tower of Speech Room, viewed on the ascent up Grove Hill. Glimpses out, to the surrounding landscape, can be caught between buildings, such as around the

School's Chapel, which all add interest to the streetscene. There is also the Byron Viewpoint, a formal viewing platform, where panoramic views to the west can be seen. Within the School's private areas, there are striking views, particularly those out to the east from the terrace to the rear of the Chapel. The view up Church Hill, with the historic buildings framing the scene is particularly impressive.

The streetscape and landscape is varied, even within this relatively small area. In the central, core area of the School, the character is urban, with many buildings fronting directly on to the pavement. The buildings are densely packed into the small space and are all large and of several storeys giving an enclosed and dramatic character to the townscape. The majority of the buildings belong to Harrow School and this gives this conservation area its unique campus feel. They were built to set the tenor of the School and give a real sense of drama and formality to the streetscape. As many of the buildings were built over a short period of time, with repeat commissions of a limited number of architects, the area has coherence in architectural style even though it is

made up of individual monolithic set pieces.

However, there are some substantial spaces around the buildings allowing glimpses around them and adding to their setting. These open spaces tend to be formal gardens, or paved squares, which also contribute to this urban character. The steps outside War Memorial, for instance, provide a large area of open space forming a useful transition space between the different levels of the High Street and Church Hill, and are urban and formal in their style. The garden outside the Vaughan Library is set within the confines of the buildings around it and is symmetrical, but the slightly wild forms of the magnolias planted there contrast this formality. Elsewhere within this core area, planting softens and adds interest to the streetscene, particularly the thick ivy growing up Speech Room wall and the yew hedge outside the Chapel. Behind the Chapel are formal gardens, which act as a foil to the built form fronting the street.

Lower down the slopes of the Hill, the character changes. After passing through the pinchpoint of buildings between Speech Room and New Schools, Peterborough Road curves and broadens out. The buildings are still large and impressive, but are set further apart, within gardens and set back from the roads. Boarding houses predominate on Peterborough Road. Whilst still clearly institutional, they do have a different character to the teaching blocks around Headmasters being set within large gardens and surrounded by trees. They do have the vertical emphasis found elsewhere in the conservation area including features such as the 'turret' on the Knoll. The changes in gradient both up and down the hill, but also across the road adds to the visual interest. On Grove Hill smaller buildings such as Elmfield Cottage, which has a much more cottage and

View north down Peterborough Road



residential character, or Art Schools which are converted stables and therefore reflect their lower status as service buildings, form a pleasing contrast to the central area of the School.

In addition on parts of both Grove Hill and Peterborough Road, only the east side of the road has buildings fronting onto it, the other being the rear boundaries of gardens. The open spaces are much less formal than those higher up the Hill, usually being simple gardens or scrub undergrowth and this gives the area a softer character. The feeling of enclosure is retained, despite the lack of buildings, because on Peterborough Road, there are fences and walls surrounded by thick planting and on Grove Hill, the open space on the west side of the road is filled with scrub planting, and rises steeply back from the road. The street trees, particularly on Peterborough Road, make an immense contribution to the character of the street, giving a real sense of entrance to the Hill through their tunnel of greenery. Glimpses of the rear elevations of the boarding houses on Grove Hill are visible from Peterborough Road, and are of remarkably high architectural quality given that they are not the principal elevations.

Smaller roads leading off from Peterborough Road and Grove Hill also add to the character of the area. Football Lane begins with a short,



St Mary's from across Church fields in 1928

straight and very steep road which is surrounded by substantial teaching blocks, culminating in the listed Music School and a large tree. This area still feels very urban and imposing buildings loom over the road. However, beyond the Music School, Football Lane peters out to a small track continuing straight down to open fields and lined with hedgerows rather than buildings. This sudden change between densely built urban form and open green space is one of the key features of the conservation area. Similarly Garlands Lane (formerly Rifle Range Lane) begins with the imposing Victorian School buildings which front

on to Peterborough Road but soon takes on a much less formal and more rural character as it is lined with trees and hedges. These semi-rural tracks lead to the School's playing fields.

Around St Mary's, the character of the area is again quite different, distinct from the campus architecture beneath it. It is a serene area even though it has well used footpaths crossing the churchyard. The churchyard itself has a mix of scrub planting and more tended lawn areas, which acts as a useful transition between the urban landscape lower down Church Hill and the open, semi-rural spaces of Church Fields. The Church Fields are a unique and lovely green, open space, through which there are footpaths. They also form an attractive setting to the buildings further up the Hill, when viewed from further away.

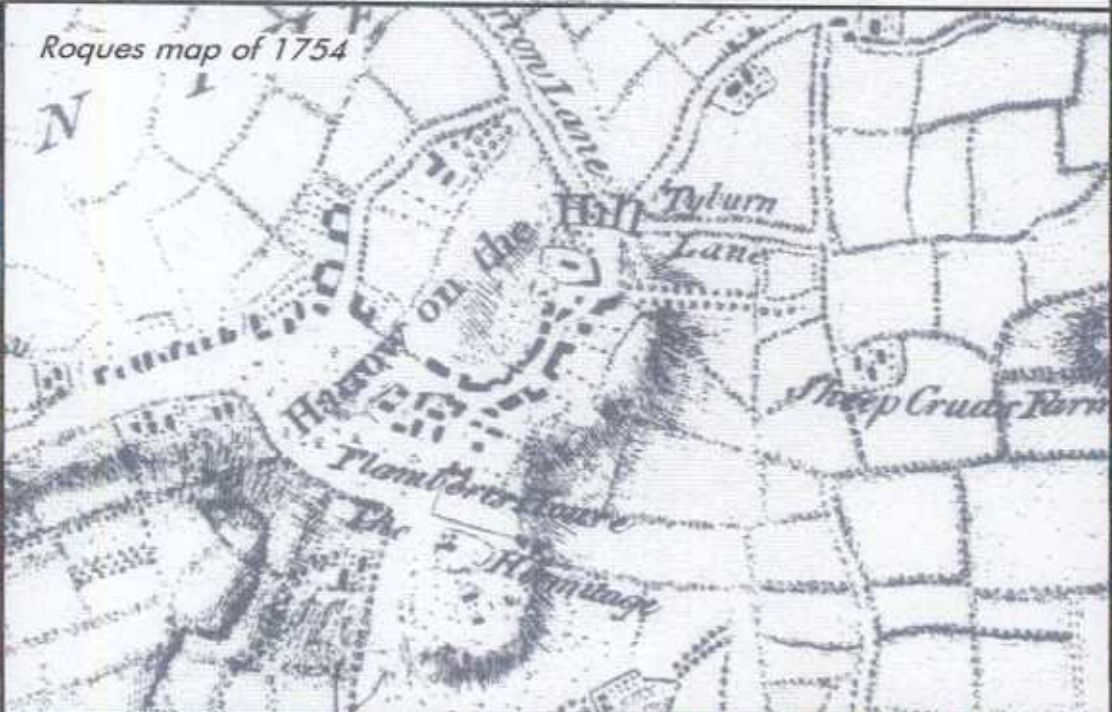
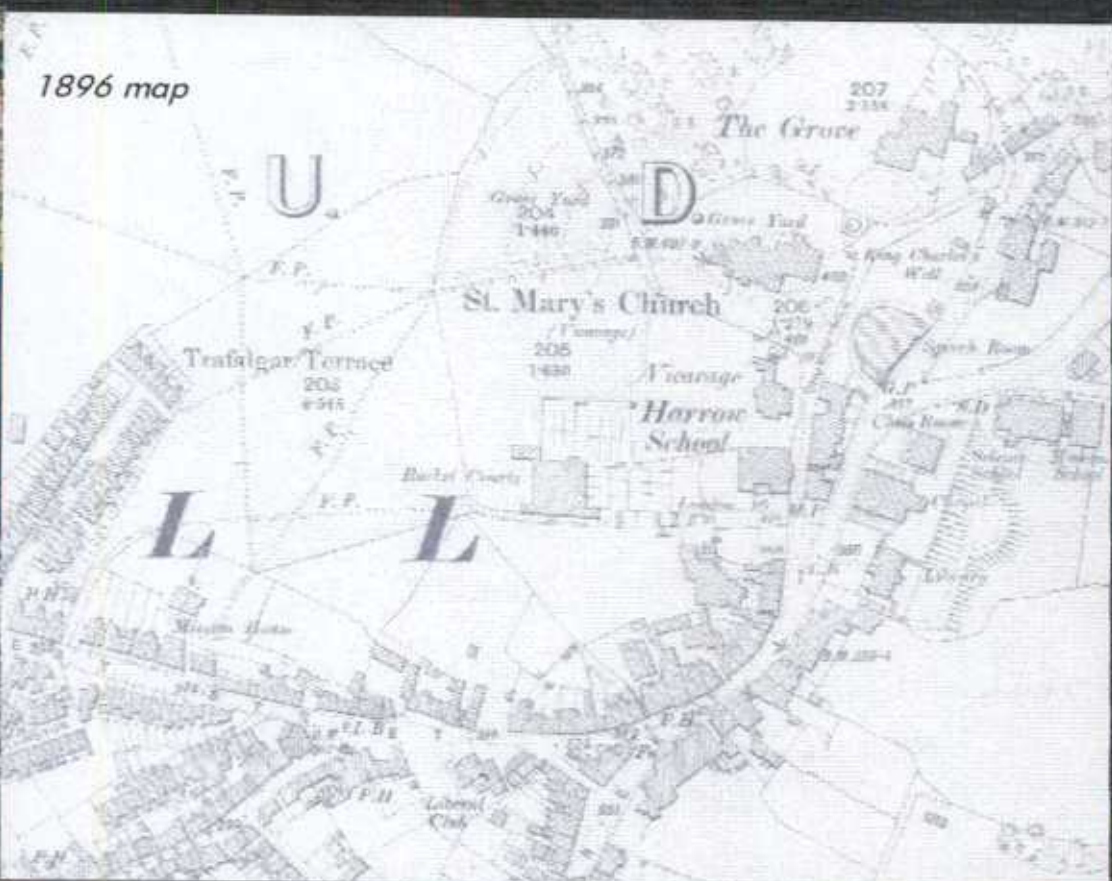
The predominant building materials throughout the conservation area are red and yellow brick with quoins and dressings picked out in stone or black brick. Roofs are of slate or clay tile. The windows are generally timber sashes although there are some timber casements on the lower status buildings further down the Hill.

The similar style of boundaries of the School buildings helps to visually tie the area together often with attractive red and blue brick walls or iron railings mounted in stone sills. The curving flint wall to Rendalls is a particularly charming boundary and is picked up in

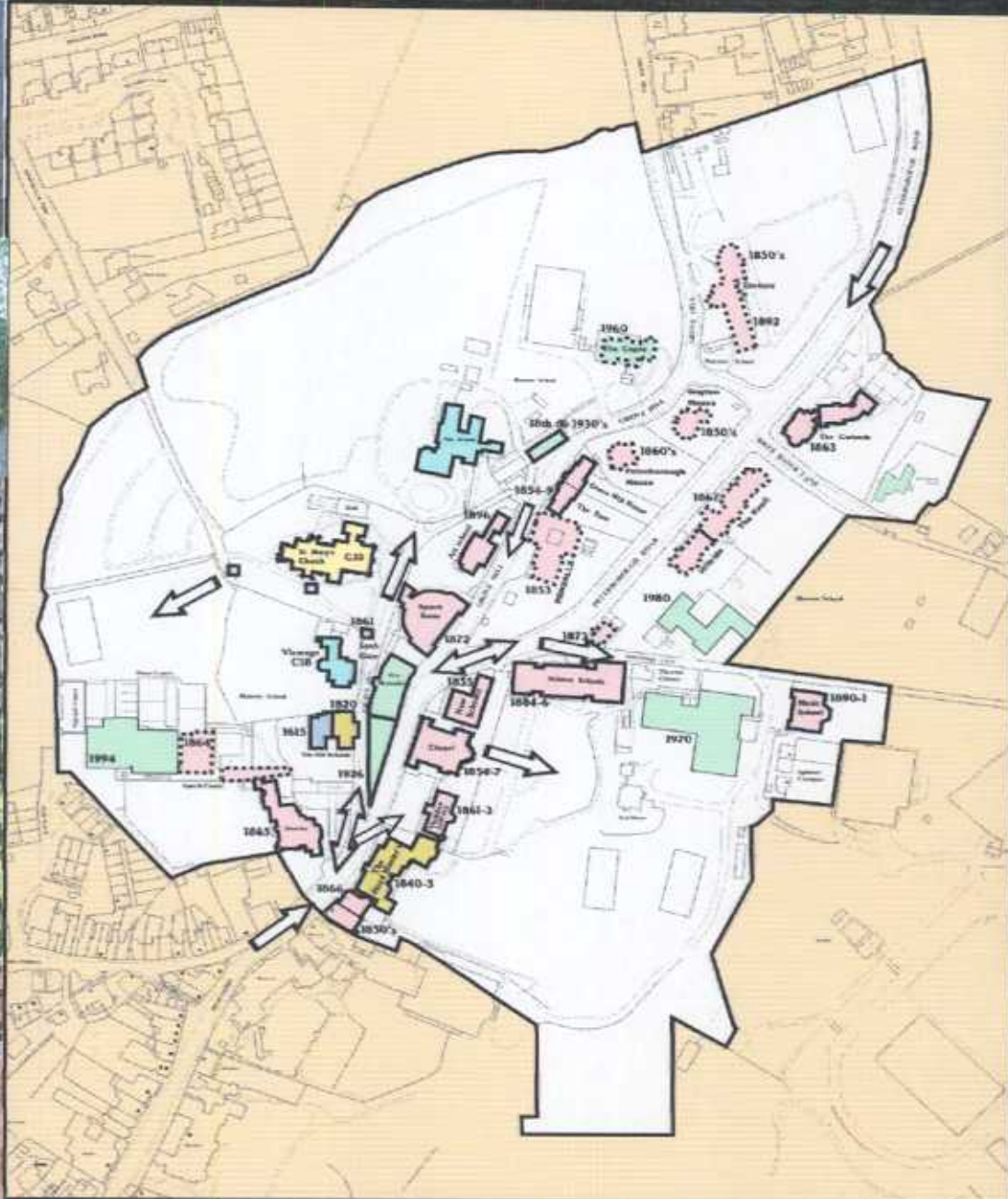
Tobogganning on Church Fields in the '50s













HARROW SCHOOL



HARROW SCHOOL



Harrow School Conservation Area.
Map showing Listed & Locally Listed Buildings and their Ages

- | | | |
|--|--|---|
|  Conservation Area Boundary |  12th century |  1850-1900 |
|  Locally Listed |  17th century |  1901-present |
|  Statutorily Listed |  18th century |  Important views & vistas |
| |  1800-1849 | |



the more dramatic stone and granite walls of Speech Room, again giving the area coherence.

ARCHITECTURAL CHARACTER

St Mary's is the earliest building within this conservation area dating from the 12th century and sitting at the summit of the Hill, it is the most visible building, acting as an emblem of the Hill itself. The west tower is Norman and the chancel and nave are 13th century. Major restoration and reconstruction was undertaken by Gilbert Scott in 1846. In common with many other churches around the country, the Victorians were keen to effect improvements or undertake restoration of their buildings. The churchyard of St Marys contains several listed tombs and the listed lychgate. The Peachey Tomb is the most famous grave in the churchyard because it is noted as the place where Byron composed some of his early verses, later referred to as "my favourite spot". It is protected by a cage which was installed after Byron's fans kept trying to take mementos of the stone away.

The School buildings are an impressive combination of boarding houses and key teaching buildings. Of these

architectural set pieces, and set high on the Hill is Old Schools. It is the earliest wholly brick structure in Middlesex and was originally used both as Headmaster's residence and schoolrooms. Given architectural strength by its geographical position high up the slope and by its dramatic crow stepped sky-line, Old Schools provides a focus for the central area of the School.

The School expanded rapidly during the 19th century, and most of the buildings are either wholly Victorian or were remodelled at this time. Even Old Schools is partly 19th century since the eastern half dates from 1818-20. This rapid growth of the School created a group of buildings, concentrated within a very small area, by some of the outstanding architects of the period forming a remarkable example of late 19th century development. It is for this reason that in 1886 and 1892 the Architectural Association chose Harrow as the subject of tours to places of special architectural interest. Also, because the area was developed within a short space of time and because a handful of architects received repeat commissions, the buildings have a similarity in scale, materials and detailing which helps the whole area to

have coherence. Many of the architects were Old Harrovians and had an empathy with the School and area.

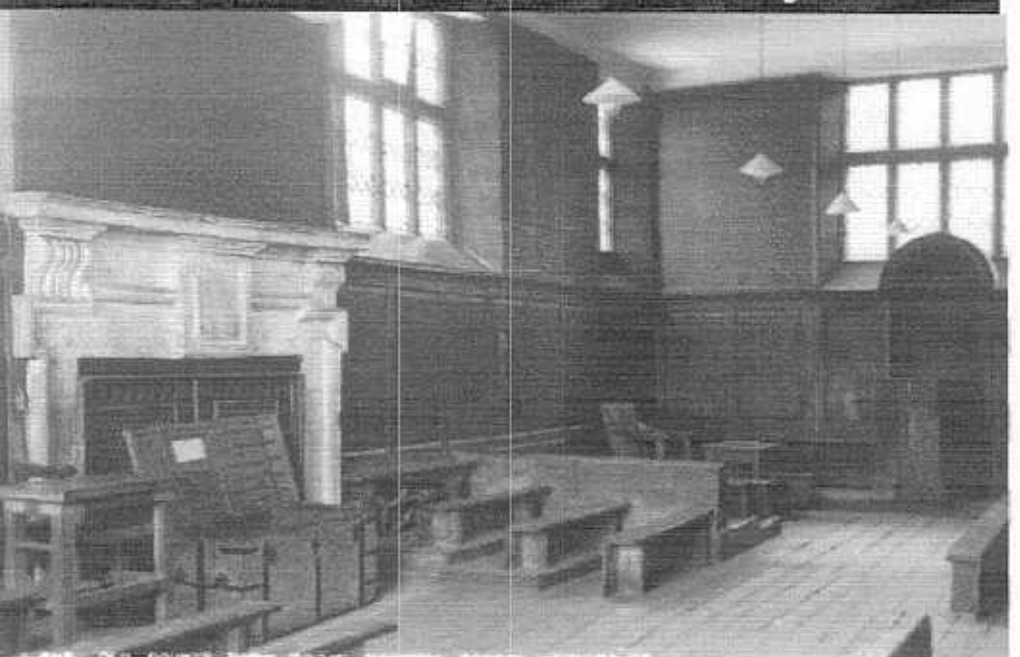
The most prolific architect of this period for the School was CF Hayward. His exuberant Victorian building style dominates on much of the approach to the summit up Peterborough Road. Amongst his works are Garlands (1863), the Knoll (1867) and Druries (1865). Garlands was considered by Pevsner to show 'the overwhelmingly Public School style at its most concentrated'. The boarding houses are very similar in their robust style and scale employing red and yellow brick with stone quoins or black bricks for definition, slate roofs, timber sash windows and high quality craftsmanship.

George Gilbert Scott was involved in 3 key buildings on the Hill; St Mary's restoration, the School Chapel and the Vaughan Library. The chapel was built in 1854-6 and has created the familiar view of the larger and smaller spires atop the hill with the brightly coloured roof of the Library adjacent.

New Schools, by F Barnes, was built in 1855 on a site where there had been a large rectangular pond, which had been filled up with the excavations from the Chapel, allowing the area to be redeveloped.

The new buildings were not admired from all quarters. George Russell in his autobiography "One Look Back" declared that Dr Butler, with "a 100 gifts and accomplishments had no aesthetic or artistic sense and, under his rule, the whole place was over-run by terrible combinations of red and black brick and the beautiful view from the school yard...was obstructed by some kind of play shed with a little spout atop- the very impertinence of ugliness". This of course refers to Speech Room built in 1874-7 by William Burges. Burges was a

The Fourth Form inside the Old Schools building





St Mary's Church around 1908

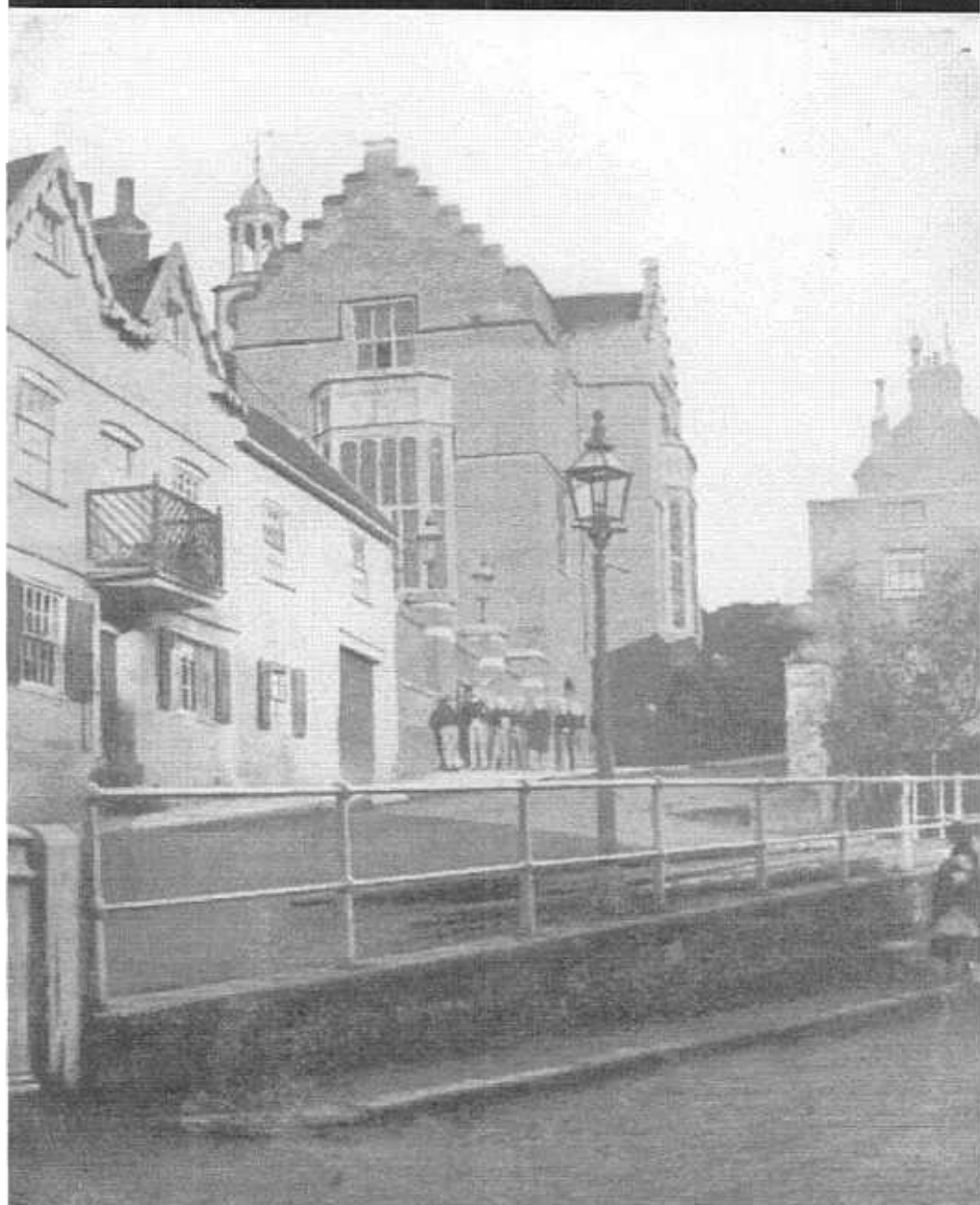
controversial architect to choose. He had a reputation as a bold innovator with an individual vision. His design was forced upon the building committee of the school by the Chairman, AJ Beresford-Hope; this and further negotiations caused the resignation of all the original members of the committee. Massive amounts of earthworks had to be undertaken and pile driving undertaken for the building. The excavated soil was however used as the foundations for the beautiful terraced gardens behind the chapel and library. Speech Room was never completed as Burges had planned, but it remains one of the most interesting of his relatively few works. It is also an example of his use of cast iron - the roof is carried on cast iron pillars and above it metal trusses radiate from a central drum. The towers were added in 1919 and 1925. Speech Room also dominates the School campus, and its north tower is visible in views up Grove Hill.

Other famous architects involved in school buildings included Basil Champneys who designed the Museum Schools (1886) in a Norman Shavian "Queen Anne" style. Its external staircase is a distinctive feature, much admired by contemporary critics, which was devised so that access to the top storey - the museum itself- could be gained without inconvenience to the classrooms on the ground and first floors. ES Prior, who trained at Norman Shaw's office, designed the new Music School in 1891. In describing Prior, Goodhart Rendel thought him a 'rogue architect' and cited the Music School as the supreme example of "what he could do in this way, when really roused...".

The War Memorial forms an effective link between the Old School and Speech Room, Chapel and Library. It was a difficult site for a new building which needed to be an impressive monument and yet not overpower the surrounding groups of buildings, but the building is both dignified and imposing.

Other smaller school buildings break up the monolithic structures around and, in doing, add interest and character to the streetscene. The Old Music School at the top of Football Lane employs similar materials, brick and tile, to the boarding houses nearby, but because it is a low building, set into the steep hillside, it has a different and more humble character. Elmfield Cottages are simple, vernacular buildings with a shallow pitched slate roof.

Dame Armstrongs House in front of the Old Schools



STREETSCAPE

In the core area around War Memorial building, some of the pavements are of black or pink tarmac. Pavements inside the school are in York stone and some of the tarmac has been recently replaced with York stone to match.

Kerbs are in granite, some of it pink, which adds colour to the street, whilst others are particularly wide, such as those on Church Hill, and should be kept. Reproduction lamp standards are used throughout the area, which tie in well with the buildings and also give the streetscene coherence. Elements of Harrow School owned land or buildings are perceived to be part of the public realm, such as the lights on the walls of War Memorial steps and Old Schools or the fan-laid cobbles at the entrance to Druries, and the quality and variety of these adds immeasurably to the attraction of the streets. Built into various walls around the conservation area are stone plaques and unusual signage which all forms part of what makes the area distinct. Some of these are illustrated on the inside face of this document. At

the bottom of Grove Hill, unusual dark blue ceramic pavers survive, and in some instances granite or other stone kerbs, which should be retained. The successful illumination of St Mary's adds to both the immediate area and farther afield at night.

ASSETS

Outstanding quality of architecture

- Interesting form and grain to the townscape reflecting its use by the School
- Well maintained private buildings and open spaces
- Dramatic topography with changing levels and directions
- Large number of attractive long and short views including long distance panoramas
- Compact, detailed street scene ranging from small scale and lower status to large scale formal
- Interesting locally distinct plaques, street surfaces etc which add to the character of the street.

The Headmasters House 1901



PROBLEMS AND PRESSURES

Cars and traffic are a perennial problem on the Hill. The historic roads were not designed to take the amount of traffic and parking which now is part of normal life in any town. Large numbers of cars parked on the roads and on open space do nothing to enhance the character of the area. There are also the separate concerns of Harrow School over their pupils' safety. In addition, Highways clutter in connection with roads can detract from the quality of the streetscene. There is local support for a reduction in speed limits and efforts have been made to reduce speeds and increase visibility for pedestrians in the form of new road narrowings. It will be vital that any additional traffic safety works use high quality materials and that clutter is kept to a minimum.

In general, the quality of the buildings is not matched by a quality of materials and design in the public realm, although attempts at addressing this are being made. The tarmac is badly patched and breaking up. Guard rails around the High Street are not attractive. Street furniture, such as bins and salt bins are often ill-placed and of poor design. Historic street surfaces, such as cobbles outside the Vicarage have been covered over to the detriment of the street. Within the churchyard, the use of tarmac for the paths seems a missed opportunity, given the quality of the architecture of the church and of the open space. The paths through Church Fields are broken and dark, which in combination with the thick tree screen can make the area feel intimidating. Reproduction heritage lampposts are used successfully on the High street and



Along the High Street towards the School

Peterborough Road, but ordinary, less attractive street lights exist on Grove Hill, which would it would be beneficial to replace.

The "campus" character of the conservation area is intrinsically linked to the use of the area by Harrow School. The vitality brought to the area by the hordes of boys using it, the quality of the buildings and the School's commitment to properly maintaining them and the character of the area are dependent on the School being in the conservation area. However, there are inevitable conflicts between the School's need to expand and provide facilities for pupils and the environment. Much of the open space around the School buildings is designated as Metropolitan Open Land and a significant number of their buildings are listed. Managing change and continuing to work with the School will be essential in the future.

Having said that, with buildings of such quality it is surprising that not more of the area is listed or given higher grades. Harrow on the Hill has not been re-surveyed since the mid 1980s and some buildings may not therefore be sufficiently recognised.

PROPOSALS

1. Public realm - Much good work has already been undertaken in the Local road safety scheme and the Heritage Economic Regeneration Scheme which have sought to reduce traffic and its speed whilst using high quality appropriate materials, reduce street clutter and improve footway surfaces. However, this work should continue and the Local Authority will continue to pursue means of funding the quality conservation grade materials that are required in this area. In addition the Local Authority will undertake 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 Local Authority 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. In addition, when the New Harrow Project rolls out to this area, proposals for decluttering, cleaning and greening can be prioritised using the audit and plan so that works can be carried out in sympathy with the Conservation Area's objectives.
2. The Local Authority will encourage the Department of Culture, Media and Sport to undertake a resurvey of the Harrow on the Hill area to assess listed and unlisted buildings in order to ensure their proper protection.
3. The Council will continue to apply for external funding, and to assist the Harrow Hill Trust and the Forum to apply for funding, to undertake enhancement and improvement proposals. Possible funds such as "Living Spaces" may be appropriate for Church Fields.

HARROW SCHOOL

POLICIES

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 within the conservation area which contribute to its special character.
4. 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.
6. 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.
8. The Council will encourage the retention and improvement of both public and private green spaces.
9. The Council will retain or, where necessary replace, street trees.
10. The Council will encourage the utility companies to install the minimum amount of new street furniture and new street furniture and to locate any furniture sensitively.
11. Where within Council control, the retention or reinstatement of traditionally designed street furniture and materials, such as street lamps, will be required.
12. Where in Council control, new street furniture will be required to be well sited and designed. Redundant and unsightly street furniture will be removed where opportunities occur.
13. The retention of visually important walls which are characteristic of the area will be required.
14. Trees and groups of trees will be further protected by the creation of additional tree preservation orders where appropriate.
15. Development adversely affecting significant trees will be refused.
17. Proposals for telecommunications equipment which detrimentally effects the character and appearance of the Conservation Area will be refused.



Other Publications

The Council produce the following Supplementary Guidance leaflets that are relevant to the Harrow School Conservation Area

Conservation Areas: Residential Planning Guidelines
Listed Buildings: Planning Guidelines
London Borough of Harrow Listed Buildings
London Borough of Harrow Conservation Areas

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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