

ROXETH HILL

CONSERVATION AREA APPRAISAL

Area Number 6

The original Half Moon Public House, built in 1862, then demolished to make way for the current building in 1893



The conservation area forms one of the main approaches to the Hill from the south west. This 32 acre part of the western slope of Harrow on the Hill has an openly developed mainly residential, but also commercial and community character. The steeply sloping land throughout is the key defining feature. This provides good views of attractive buildings, particularly through staggered rooflines, and panoramic views out. The topography also affects density, with tight knit, small-scale terraces in small plots usually found along the lower slopes of the Hill, whilst larger villas and detached cottages and houses in larger plots are mainly found along the upper reaches.



Site of the recently developed former Harrow Hospital, Roxeth Hill, one of the most important conservation area sites. This was refurbished in 2004 / 2005. There is opportunity to provide more soft landscaping around the building and particularly at the sites boundary.

1. Overview of Roxeth Hill Conservation Area

1.1 The area contains a variety of architectural styles including typical Edwardian villas, Arts and Crafts inspired terraces and detached buildings and 1930s semi-detached properties. In recognition of the wealth of architecturally and/or historically important buildings, ten properties are statutory listed whilst many more are locally listed. There is a leafy feel throughout due to a number of public trees along the pavement,

and a great deal of dense private trees and shrubbery and large open spaces visible from the streetscene.

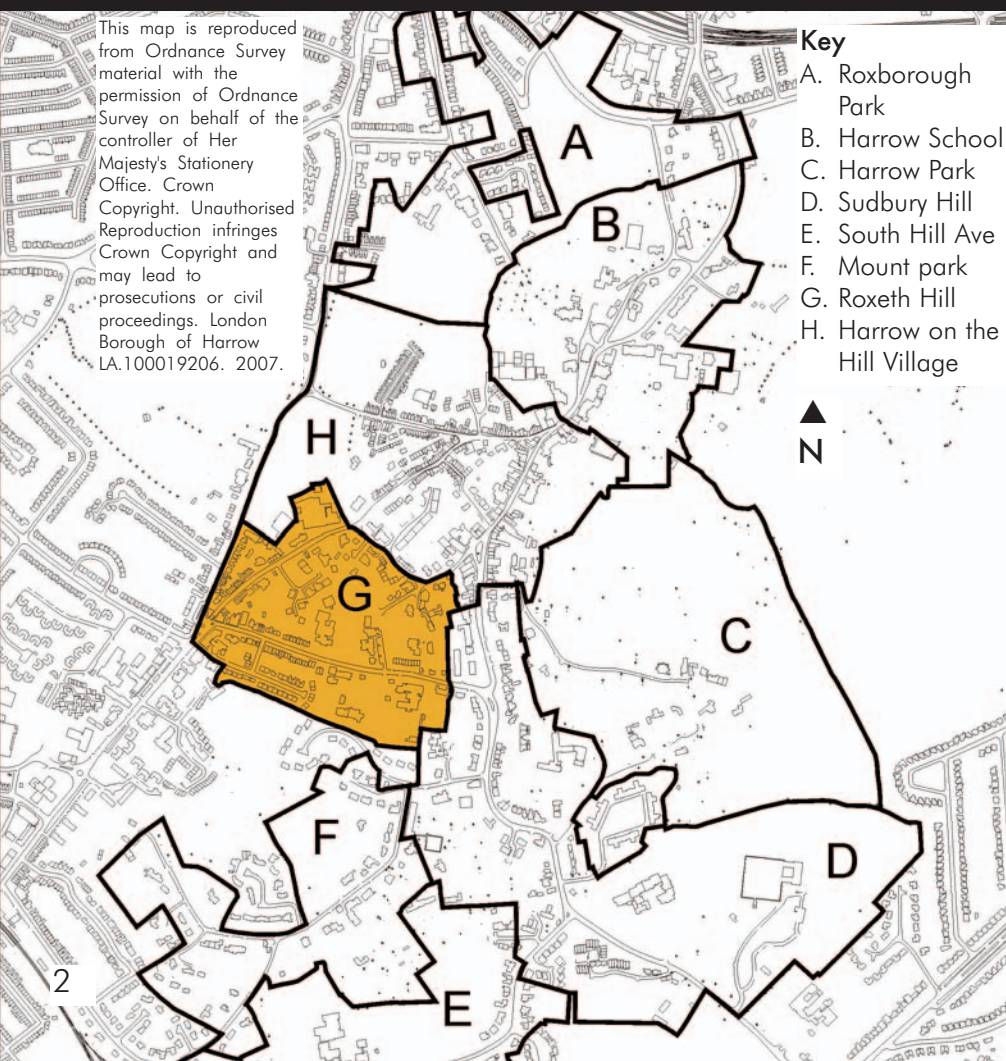
1.2 The area is dominated by the two principal roads of Roxeth Hill and Middle Road, which contain two of the most important conservation area sites, Harrow Hospital and John Lyon School respectively. There are a number of ancillary offshoots, for instance West Hill and Brickfields. These form the highest parts of the conservation area, providing attractive north-

south links between Byron Hill and Roxeth Hill. Lower Road and Byron Hill Road form important boundaries to the west and north-east respectively.

2.0 Location and Context

2.1 Roxeth Hill Conservation Area is set amongst seven other conservation areas around Harrow on the Hill, as illustrated by the map below. Harrow on the Hill Village is directly north, characterised by small Victorian terraced development closely associated with the growth of Harrow School. Sudbury Hill is to the east and the Mount Park Estate to the south, each characterised by large Victorian villas in extensive grounds. The south and west of the conservation area is characterised by less elevated land and more modern residential and commercial development. Roxeth Hill therefore has a character quite distinct from surrounding conservation areas.

Conservation Area in relation to surrounding Harrow on the Hill Conservation Area



3. Planning Policy Context

3.1 The area was designated as a Conservation Area in 1969. This status means it is considered an area of 'special historic or architectural interest, the character or appearance of which it is desirable to preserve or enhance'. The initial boundary, which remains today,

is illustrated in the map on page 5.

3.2 Designation of a conservation area puts a duty on the local authority to assess the special interest of the conservation area and to develop management and enhancement proposals. So, this Conservation Area Appraisal (C.A.A.) evaluates the special character and appearance of the area and sets out opportunities for preservation and enhancement. This provides the basis for making sustainable decisions about its future through the development of management proposals. These are contained in the linked document 'Roxeth Hill Management Strategy'.

3.3 It is important to note however, that no appraisal can ever be completely comprehensive and that the omission of a particular building, feature or open space should not be taken to imply it is of no interest.

3.4 This appraisal and management strategy can be set within broader Conservation Area Policy guidance contained in local policy for Harrow in the Adopted Harrow Unitary Development Plan 2004 (HUDP), the emerging Local Development Framework (LDF), Harrow on the Hill Conservation

Area Supplementary Planning Document, and within national policy provided by Planning Policy Guidance Note 15 and the Planning (Listed Building and Conservation Areas) Act 1990.

4. Archaeology and Geology

4.1 An archaeological priority area covers part of the north east of this conservation area and is illustrated on the 'Historical Development' map on page 5. The linked document entitled 'Harrow on the Hill Supplementary Planning Document' consider archaeology and geology for this conservation area and the wider Harrow on the Hill area.

5. Historical Development

5.1 Pre-Eighteenth Century

The development of the conservation area should be viewed in context with that of the wider Hill. Records indicate that the region belonged to the Saxon Kings of Mercia in the eighth century AD and it is probable that the continuous settlement of Harrow on the Hill dates from this time. The area was attractive for early settlement due to its topography, water sources and good drainage.

5.2 Despite its archaeological importance, there is little documented history for this

conservation area before the late 18th century. However, it is known that the wider site of Harrow Hospital was used in the 16th century for archery. Just west of the Hospital, historic maps note shooting butts, set up when Henry VIII decreed archery should be practiced by all. Certainly the butts were in use for the 'Silver Arrow' archery competition started by Sir Gilbert Talbot in 1684 that was held by Harrow School on the site each summer.

5.3 Late Eighteenth Century

Development during the late 18th century was concentrated along Byron Hill Road and the parts of Middle Road nearest to this (see historical development map on page 5). This was part of the Harrow on the Hill Village expansion. The establishment of the nearby Harrow School in the early seventeenth century meant the Village expanded to accommodate its growth over time. Please refer to the Harrow on the Hill Village Appraisal for more information on this.

5.4 Early to Mid 19th Century

Enclosure of common fields along the bottom end of Middle Road, Lower Road and Roxeth Hill took place and was complete by 1817. This meant land was divided into small plots and a number of cottages were formally laid out in a linear



*Lower Road:
Early 19th
Century Small-
Scale Cottages
Resulting From
enclosure*

*Christ Church,
built in 1862,
set back from
the main road
amongst
greenery*



pattern along the bottom end of Middle Road, Lower Road and Roxeth Hill (see photo above). This formed a centre, known as Roxeth Corner to the wider area of Roxeth (now South Harrow). Indeed, Roxeth Hill was first formally named in the Harrow Enclosure Award of 1817 as Roxeth Green Road. It acquired its present name by 1889.

5.5 To service the need created by this residential development, part of the growth was the establishment of institutional and community uses, for instance, The Half Moon (a conversion from two cottages) and the White Horse public houses, and several shops. The former gained its name from a nearby pond of that shape. Both pubs were rebuilt in 1893 and 1959 respectively.

5.6 Roxeth School (now Roxeth Nursery, First and Middle School) and Christ Church are further examples of this pattern of development. The former moved to its present site in 1838. The son of the great Victorian philanthropist Lord Shaftesbury had died while a pupil at Harrow School. In memory of his son, Anthony, he gave the school its oldest surviving building that fronts Roxeth Hill in 1851. This remains in use and is now Grade II listed.

5.7 Although Roxeth was becoming more suburban, Christ Church was built in 1862 to reflect its country hamlet roots. So, it is surrounded by dense planting and is an exception to the mainly linear development as it is set back from the main road (see photo above right).

5.8 The above institutional and community developments marked the beginning of the area's long history as a location for these types of developments. The school and the Church also mark the start of the larger scale developments on the upper slopes.

5.9 Late 19th Century

The majority of development took place during the late 19th century and onto the early 20th century. These comprise Edwardian villas, Arts and Crafts inspired buildings (terraces and detached) and 1930s semi-detached properties.

5.10 Formal residential growth continued as demand increased. This occurred in linear form and along the slope of the land reflecting the formal layout begun by enclosure. Part of this was due to the speculative building, for example, E.S Prior's development of 60-66 Middle Road (1887).

5.11 The pattern of institutional and community development also continued in order to serve the increasing residential population. This also followed the linear plan form begun by enclosure. The John Lyon School, built on the north side of Middle Road in 1876, is an important example. Local needs were no longer fulfilled by the older foundation of Harrow School. This later led to the Lower School of John Lyon (1876) and also the school taking up occupation of the earlier Red House (also known as Byron Hill House) opposite. This was later extended by E.S. Prior. Similarly, greater demand meant that the Roxeth First and Middle School was extended in 1898 by which time there were more than 600 pupils.

5.12 Early 20th Century

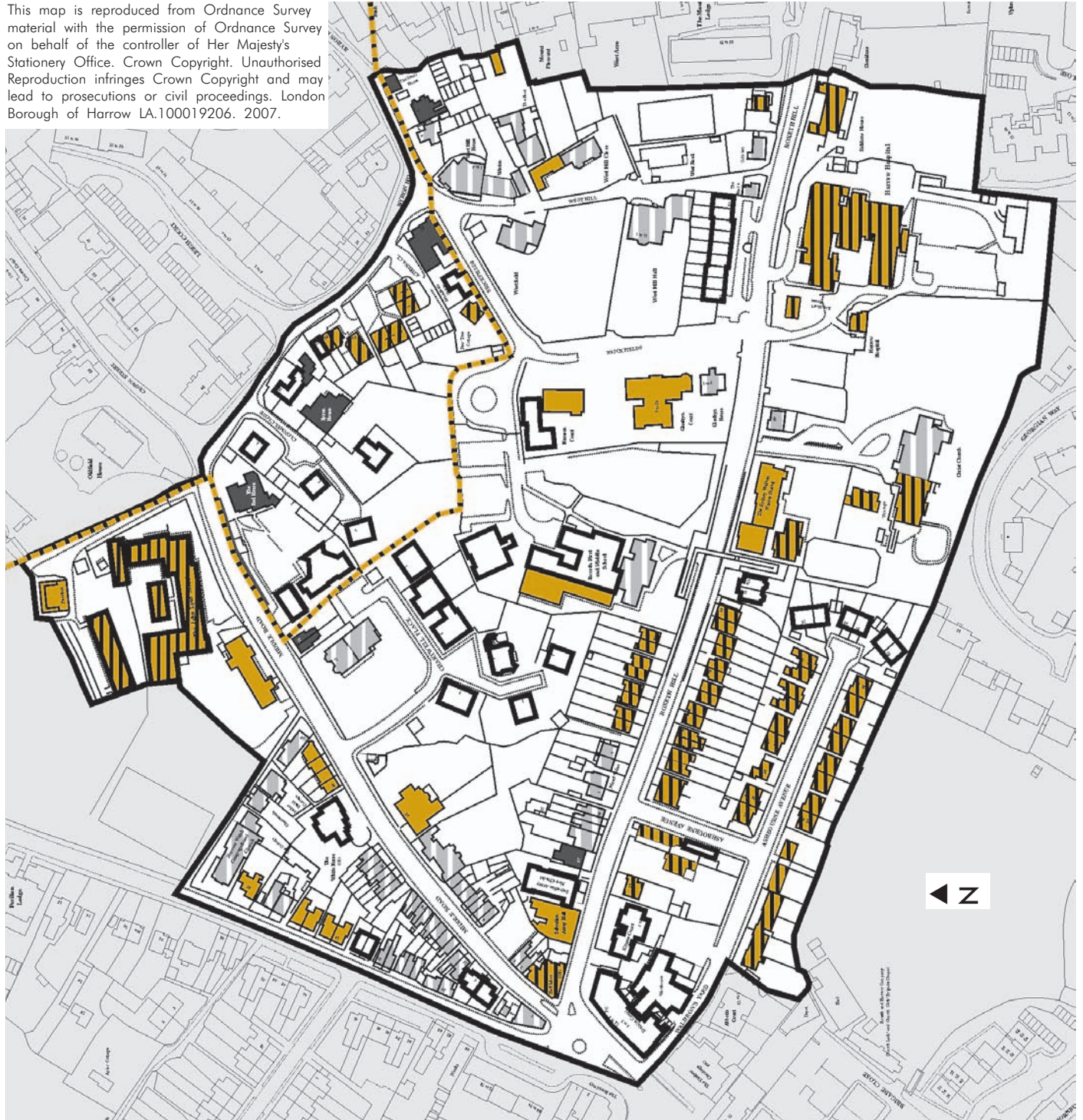
South Harrow Station opened in South Hill Avenue, near the present conservation area, in 1903. This was for the Metropolitan District Railway and trains here ran to Hanger Lane Junction where a connection could be caught to central London. In 1933 the Piccadilly Line was a spur to further formal linear suburban development in the area (see historical development map on page 5). A particular example is Ashbourne Avenue where properties were largely built in the 1930s. However, the actual road was







60 - 66 Middle
Road: Late
19th century
speculative
development
by E. S. Prior



Historical Development of Roxeth Hill Conservation Area

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- | | | | |
|---|------------------------------------|---|---------------------------------|
|  | Late 18th century |  | Early 20th century |
|  | Early to mid 19th century (1860's) |  | Mid 20th century to present day |
|  | Late 19th century |  | Archaeological Priority Area |

NB This is for illustrative purposes only. Many older buildings have been altered and / or extended. The date shown here refers to the oldest known surviving part(s) of the building.



Salvation Army Building, was part of the beginning of community developments in the area

Base of Middle Road: Shops converted to residential use in the mid C20th leaving shopfront remains clearly visible



laid out from 1899 to 1902 on the site of Ashbourne House where Charles Wood ran a preparatory school from 1871 until the late 1890s. Plans for the Estate were submitted for approval in 1898 but only 3 properties had been built by the mid-1920s.

5.13 The increased accessibility and density of residential development meant institutional and community uses continued to grow as part of this linear development. The former Harrow Hospital is an important example. This was the third hospital to be built on or close to Roxeth Hill. The first was opened in 1866 in Vine Cottage lower down Roxeth Hill, which were converted for the purpose. It was too small and so a new hospital building was developed on Lower Road (outside the present conservation area), in 1872. Again the increased number of surrounding residents meant there was the need for a larger one and so the Cottage Hospital (Harrow Hospital) was built. This was the first purpose built hospital for the Hill, built in 1905-6. The apparent reason for concentrating hospitals in this part of the Hill was that their location on the southern slope was considered more conducive to the health of their patients, despite the steep ascent necessary to reach them. The hospital expanded over the years. For example, it was

extended to the west in 1915 for war use, and again in 1931.

5.14 The original Salvation Army Hall was built in 1907 and the Half Moon public house was rebuilt in 1893. Roxeth Corner was regarded as the village centre of Roxeth. Its adjacent well-patronized shops along Middle Road included Wingroves (a butchers), and Sladdens (a drapers shop). This occupied an adjacent property that can lay some claim to being Harrow's first department store. This occurred partly because Harrow Town Centre had yet to be developed and also due to its prominent junction location.

5.15 Mid 20th century to Present Day

Many of the small shops towards Roxeth Corner closed with the rise of superstores and Harrow Town Centre and the growth of South Harrow district centre. The former small shops were converted to residential properties. The remains of shopfronts are still clearly visible along the lower parts of Middle Road (see photograph above).

5.16 Development now comprised of extensions and piecemeal infill. This generally followed the existing linear pattern, for example, along Roxeth Hill (for instance, 81 to 97 Roxeth Hill in the early 1960s), Brickfields, Ashbourne Avenue and Middle Road. John

Lyon School is an important example here. As demand increased extensions and new school buildings were built along the top of Middle Road. For instance, a number of buildings added to its site in darker red brick by Sheppard Robson & Partners in 1973, 1981, 1989 and new buildings by Kenneth Reed Associates in the 1990s.

5.17 Piecemeal residential development also led to a more scattered plan form as permission for two offshoot cul de sac roads (Clonmel Close and Chartwell Place) was granted in the late 1990s to infill open land to the rear of the existing main roads. Development followed shortly afterwards. All infill has respected the existing density of development however, aside from those 1980's properties towards the end of Ashbourne Avenue that create a crowded appearance.

5.18 The former Harrow Hospital and its grounds is the most important example of recent development. Harrow Hospital closed in 1998. Due to its lack of use, the character of both the building and the area was being compromised by its increasingly poor state of repair in the early 21st century and so the building was included on English Heritage's Register of Buildings at Risk. Permission was



Modern John Lyon School Buildings, Middle Road

Steep gradient of Roxeth Hill creates staggering of rooflines & long distance views



granted in 2004 to convert the building to residential use, incorporating new expansions and properties, that are sympathetically sited and designed. Works followed and are now complete. They included a new private road off Roxeth Hill named Cottage Road, which gained its name from the former 'Cottage Hospital'. The additional development here has changed and developed the character of the conservation area from a more open green site to a more developed area. Importantly though it still retains areas of open land that allow good through views.

PART 2: THE CHARACTER OF THE CONSERVATION AREA TODAY

6. Topography, Plan Form and Density of Development

6.1 As its name suggests, the conservation area is characterised by its topography. This is important in creating unfolding and dramatic views. The former is created through interesting juxtapositions of buildings and spaces adding drama to the streetscene. The latter is most strikingly clear as the land drops away steeply westwards from the top of Roxeth Hill. This begins at 110m above mean sea level and falls to 75m. Notably on Roxeth Hill the gradient falls to both the east and west and the north and

south, combining to make the townscape more interesting and attractive. The effect is similar, although less dramatic, for Middle Road where there are views of the skyline. (Views are discussed in more detail in section 9).

6.2 A key nodal point is the junction at Roxeth Corner where four roads meet. The central, major roads of Roxeth Hill and Middle Road begin here. They provide traffic and pedestrian access west to east. Lower Road is another major traffic and pedestrian road which provides north-south links.

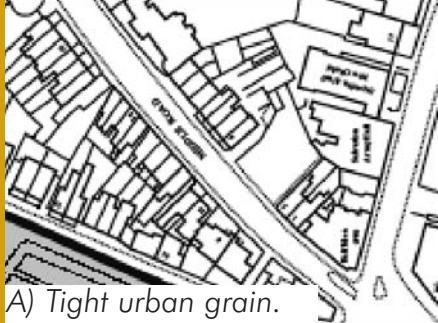
6.3 West Hill and Brickfields form attractive minor roads providing pedestrian north-south links between Byron Hill Road, another minor road, and Roxeth Hill. Remaining roads comprise minor offshoots as cul-de-sacs, such as Ashbourne Avenue and Chartwell Place. The winding nature of the relatively minor West Hill, Brickfields and Byron Hill Road mean views are gradually revealed giving the area added interest. Similarly, the length of the main roads, Middle Road and Lower Road, mean differing views are revealed over time.

Topography of Roxeth Hill Conservation Area

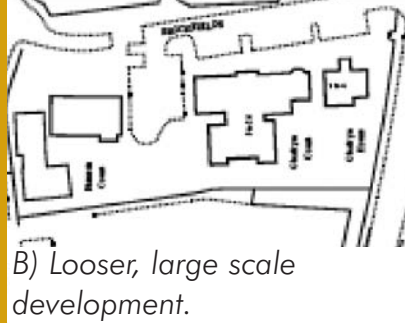
N.B. Contours are shown in metres above mean sea level



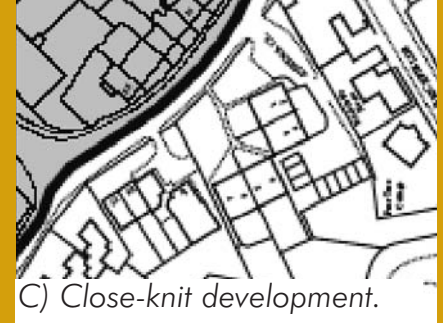
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A) Tight urban grain.



B) Looser, large scale development.



C) Close-knit development.

Varying density of development: From around Roxeth Corner, the upper reaches of the Hill & Byron Hill Rd

6.4 Roxeth Hill Conservation Area can be divided into 3 sub character areas: Roxeth Corner, the upper reaches of the Hill; and Byron Hill Road (see section 11 on page 12). Density corresponds with this as shown above. Roxeth Corner sub-area has small scale buildings in terms of size, height and frontage, with terraced buildings built directly onto the pavement or behind small front gardens. The buildings are modest in size and typically two storeys. It is probable that part of this small scale development was due to the commercial nature of the land meaning more expensive frontages.

6.5 In common with the rest of Harrow on the Hill, the density of development declines higher up the Hill. The buildings are larger institutional/community buildings, or individual large houses such as Byron House, set within spacious plots. Commonly there is a vertical emphasis and they tend to be narrower in width than they are high. Smaller buildings and compactness picks up again though along Byron Hill Road, which partly reflects the denser Victorian development of Harrow on the Hill Village.

7. Land Use

7.1 The conservation area is largely characterised by

residential use. Although there is a small group of maisonettes along Byron Hill Road, it is largely single-family dwelling houses. A small number have been converted to flats but not to the extent that changes the character of the area. The more recent purpose built flats towards the south-west at the base of Roxeth Hill and in Waldrons Yard are considered out of keeping.

7.2 Although residential use is the most common use, the commercial and institutional feel of this conservation area is well established. It is more common along the higher slopes as development becomes lower in density and more dispersed. This includes 2 schools (John Lyon School and Roxeth First and Middle School) and commercial usage (shops and 2 pubs).

8. Contribution to the Area by Green Spaces and its Biodiversity Value

8.1 Although there are no significant areas of public green open space, there is large open green land in the form of private gardens and landscaping around buildings. For example, the Red House (John Lyon School), 24 Chartwell Place, numbers 27, 25 Middle Road, 3 Clonmel Close, Westfield and to the south east of Roxeth Hill, around the former Harrow

Hospital and newly developed flats. All provide important settings for these buildings, giving a sense of seclusion, tranquility and calm, away from the hustle and bustle of the main roads.

8.2 These green spaces together with smaller private gardens and public open spaces provide an openness and greenery that is important in breaking up the street scene and creating a soft feel. They also help create an area of some biodiversity value, although the conservation area is not designated as an area of special nature conservation value. Many trees are protected by Tree Preservation Orders. These are shown in the map below entitled 'Important trees'. They are found, for example, to the west of Brickfields, around the north east of Middle Road, and north and east of Ashbourne Avenue. Other important trees are found in the conservation area, and again are mainly in private ownership. For example, Roxeth Hill, the Roxeth School, Christ Church and the Harrow Hospital are all surrounded by significant trees that add to the area's character. All trees have protected status by virtue of being in a conservation area. Any works to these trees require 6 weeks notice to Harrow Council.

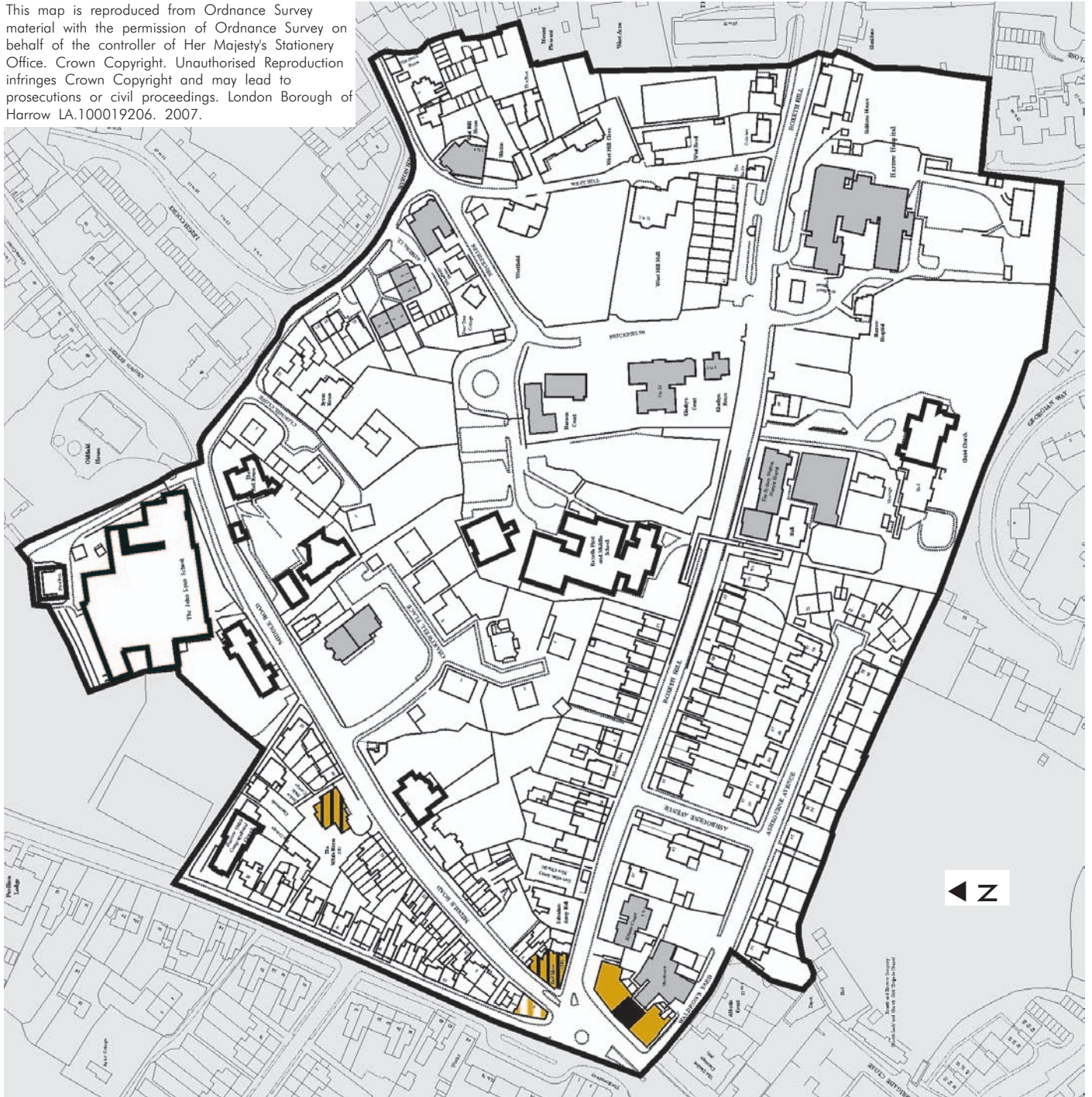


Public and Private Greenery Breaks up the Streetscene as shown (a) outside Chartwell Place and (b) towards the top of Roxeth Hill





Land Use of Roxeth Hill Conservation Area






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Residential

-  C3 (Houses)
-  C3 (Flats)

Institutional, Community Commercial

-  A1 (Shops)
-  A2 (Financial & Professional Services)
-  A4 (Drinking Establishments)
-  B1 (Offices)
-  D1 Schools & Church



Panoramic views from outside number 9 Byron Hill Road

Break in built form between 21 & 23 Ashbourne Avenue frames views to greenery & open land beyond



8.3 The importance of greenery within each street is outlined in the townscape character section.

8.4 Metropolitan Open Land just outside the conservation area to the north (behind the John Lyon School) and south (behind Ashbourne Avenue) shown on the map below provides an important setting to the conservation area adding to the softer feel created by the greenery within and creating a buffer to South Harrow.

9. Key Views

9.1 The changes in level of the land gives rise to attractive views, due to the staggering of roof levels in line with the slope of the Hill and vistas up and down the hill and panoramic views out towards the distant skyline. There is for example, staggered roof levels all along Middle Road and along Roxeth Hill. Also, a long distance view north of Harrow is available from outside number 9 Byron Hill Road (see photo top left). Similarly there are panoramic

views available from the top of Middle Path and from the top of Roxeth Hill.

9.2 Views off main roads, such as from Roxeth Hill to Christ Church, and through breaks in the built form add interest to the streetscene allowing framed views of buildings and glimpses of trees and open space.

9.3 The attractive architecture of buildings provide an attractive focus for views. There are key views to the statutory listed Red House from all angles because of its corner location, for example, from the top of Middle Road, and above the garages in Clonmel Close. The decorative elongated porch of number 27 Middle Road from Chartwell Place (see photo on page 9) also forms the source of a key view whilst St Mary's Spire forms an important view out of the conservation area from the entrance to Clonmel Close .

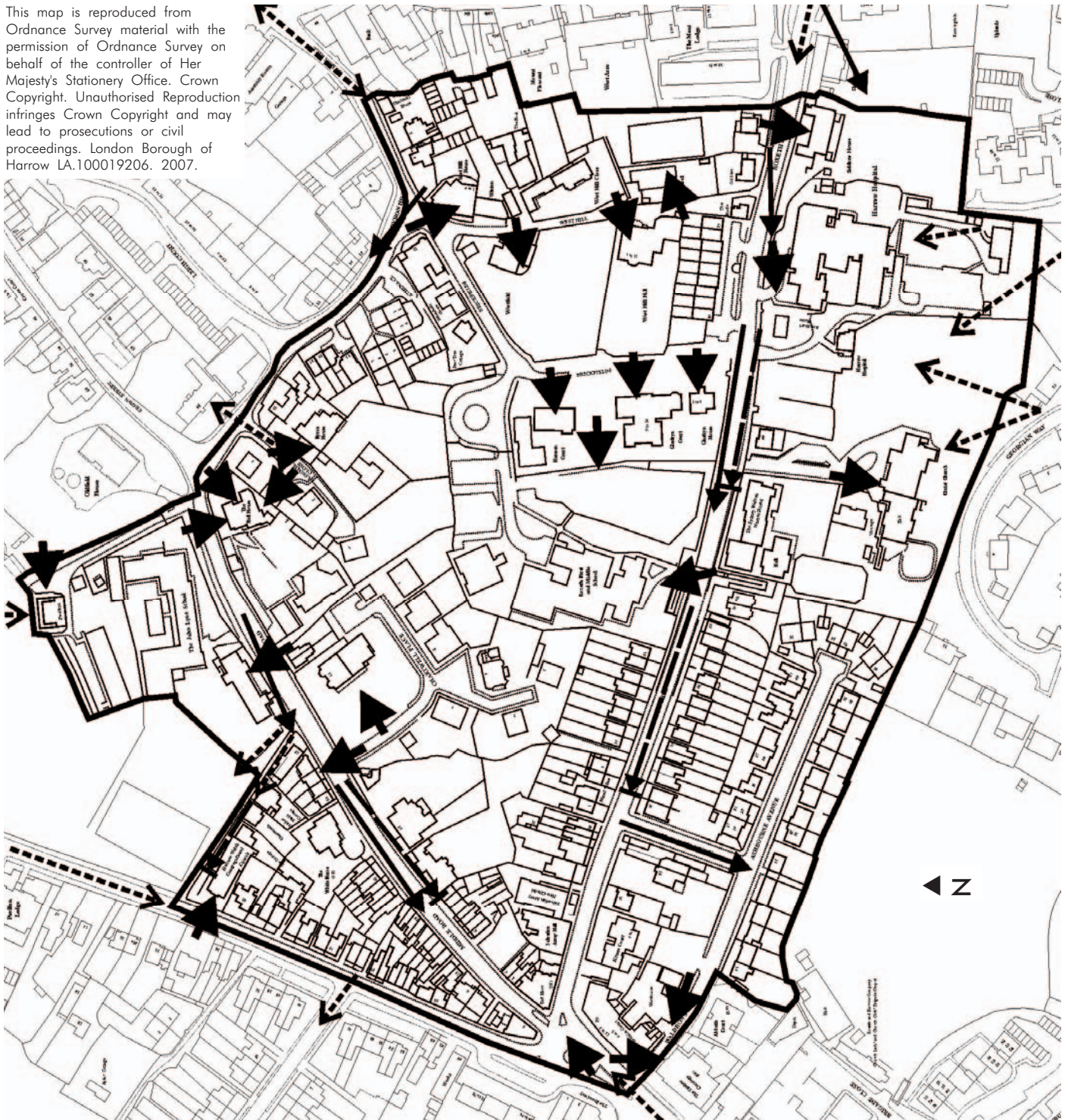
9.4 There are also important views to trees and open spaces. For example, there are good views from further down Roxeth Hill to those at the junction of Roxeth Hill and London Road. Also, large forest trees, such as those in the churchyard, combined with the topography means there are attractive views looking down on trees. The open space behind number 27 Middle Road (see photo on



Tree Preservation Orders and Surrounding Metropolitan Open Land





Key Views Into, Within and Out of Roxeth Hill

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-  Short distance street scene / views of character
-  Long distance / panoramic views to landmarks and / or skyline out of conservation area

-  Good views down slopes and / or staggered roofscapes either side
-  Good views in / out of the conservation area

NB. Important views generally refer to an area pointing 90 degrees either side of the arrow.



View towards the Red House from Clonmel Close

View towards St Mary's Church spire (the landmark Harrow on the Hill building)



page 9) forms part of a key view, complemented by the decorative porch here. The open space and trees behind number 22 and 24 Ashbourne Avenue forms an important view, partly framed by the arch of this building (see photo below).

9.5 There are also good views into the conservation area from outside it, for example, from Mount Park/ Georgian Way, Lower Road, London Road and Byron Hill Road. Again, these include views towards greenery, open space, high quality architecture and panoramic views.

9.6 Key views are highlighted on the map on the previous page. It is not a comprehensive list but indicates the sort of views that are important.

10. Streetscape character

The area has low boundary walls of either brick or treatments such as wooden picket fences or hedges. Larger buildings tend to have these higher treatments (barred metal fences) that retain through views to the topography and architecture. This maintains the more soft, open character. Generally there are tarmaced roads with kerbed tarmaced pavements either side. However, there are good paving slabs from numbers 29 and 31 down

to number 25 Middle Road, along Ashbourne Avenue and interesting small rectangular textured paving down Middle Path which should be retained.

11. Townscape Character of Individual Roads

11.1 Summary of townscape character:

Roxeth Hill conservation area is made up of three main character areas (see map on opposite page). The first, Roxeth Corner, is along the lower slopes of the Hill spreading up Lower Road, Middle Road and Roxeth Hill. This is mainly characterised by a high density, small-scale, terraced, linear residential development (see photo on page 14). This creates a more urban feel particularly when combined with the wide streets, loud traffic (particularly as four roads meet here), street furniture/road markings, and limited number of large green spaces.

11.2 The second is found on the upper slopes of the Hill, and, often, away from the main roads. It has softer, occasionally semi-rural feel due to generally larger properties and a lower density. It is more dispersed as there are more commercial and institutional land uses and development is often detached, following winding offshoot roads. There is

View towards 22 & 24 Ashbourne Avenue with open space and greenery around and beyond



a more leafy, tranquil and secluded atmosphere as there are narrower roads surrounded by more greenery and more open green spaces. Importantly, there is a sense of greater openness as the higher elevation means more long distance views and there is more space around properties.

11.3 The third character area, Byron Hill Road, is again on the higher slopes of the Hill and is similar to the second, except that it has higher density and more terraced, linear residential development making it feel more a part of the Harrow on the Hill Village.

11.4 However, the conservation area has common characteristics giving a sense of unity. For example, development is staggered following the slope of the Hill, dense public and private greenery breaks up the streetscene, and there is a high quality of architecture.

11.5 Character Area 1: Roxeth Corner

11.6 Northolt Road

This marks an entrance into the conservation area. There is a harsh, enclosed character as Dublin Court consists of ground floor shops topped by 2 floors of flats, directly fronting the pavement. This adds to the urban character created by this

busy junction.

11.7 Lower Road

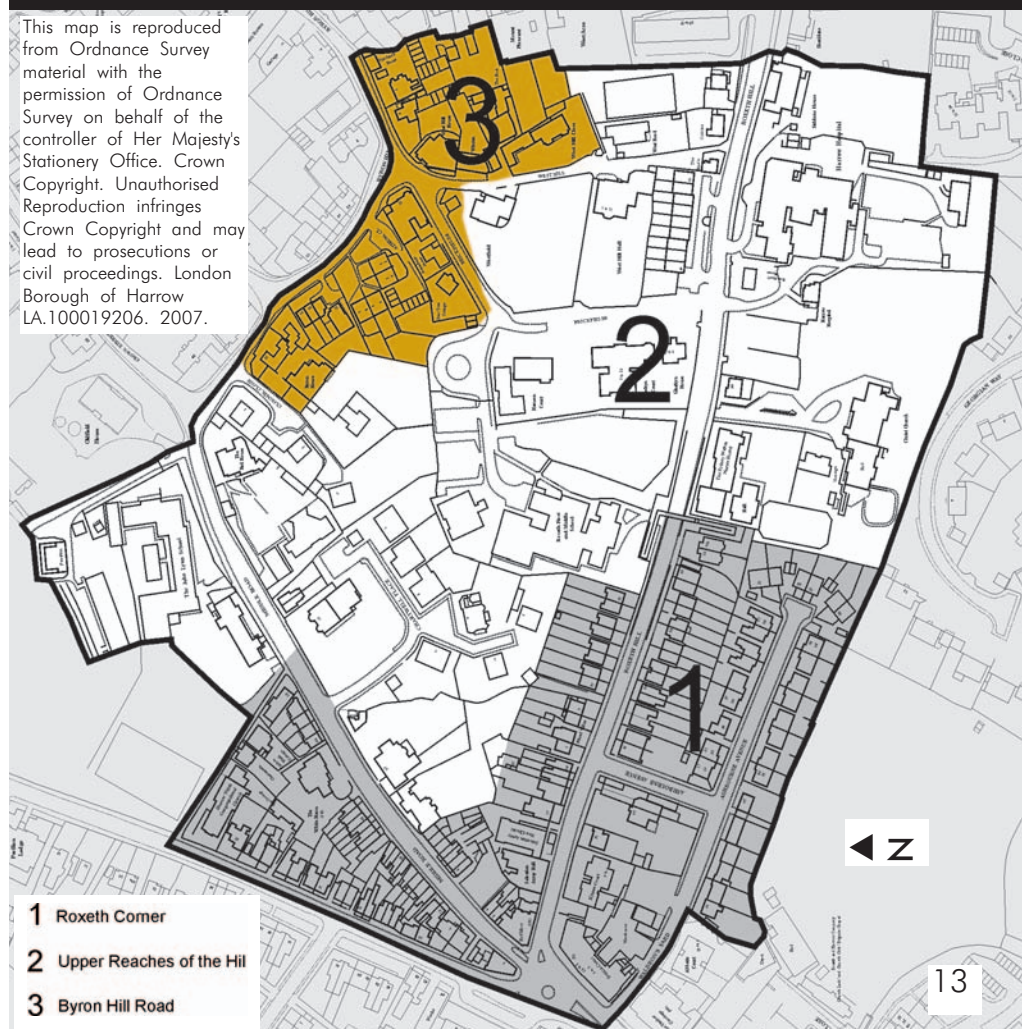
An urban character is created due to the width of the road (emphasised by an absence of parking) and the loud traffic noise. Adding to this atmosphere is the high density terraced commercial and residential development, the patchwork effect of the pavement due to repairs; bulky street signs; and the relatively high number of replacement UPVC windows at either end. The dense, urban feel is heightened nearer Roxeth Corner as more buildings

directly front the pavement. The urban characteristic lessens further north where there are short front gardens.

11.8 Base of Roxeth Hill

Here there is an urban feel as there is a mix of closely spaced community (the Salvation Army Hall and the Half Moon Public House) and residential buildings, often directly fronting the pavement. It also has an urban character as it is a wide main road and is busy with traffic as it approaches the junction. Importantly though this urban atmosphere is lightened as

Sub-Character Areas of Roxeth Hill Conservation Area





*Character Area 1:
Ashbourne Avenue, High
Density development
although relatively soft,
leafy suburban character*

buildings on the south side, and all those past the Salvation Army on the north side, are set back behind green front gardens.

11.9 Base of Middle Road

An enclosed character is created as there are closely spaced residential terraced groups in a linear form (see photo below). An urban characteristic is evident due to tarmaced pavements, a high amount of parking, and traffic noise is high along this wide main road, particularly approaching the junction. Importantly, this urban atmosphere is limited as buildings are low in height and about half are set back behind small green garden spaces.

Also, the parking space adjacent to the pub close to the junction provides welcome relief breaking up the enclosed feel.

11.10 Ashbourne Avenue

This urban character is echoed since there are a high number of visible alterations, including unsympathetic UPVC replacement windows. Also, the number of modern infill properties is high, as is the level of parking which creates a crowded atmosphere. Buildings appear to require minor repairs therefore contributing to a run-down environment. Despite this it has a slightly separate, more suburban feel compared to the rest of this character area.

11.11 Waldrons Yard

There is an urban character due to the noise and proximity to the junction, and the tall flats, with protruding first floor sections directly fronting the pavement. These create a sense of enclosure.

11.12 Character Area 2: Upper Reaches of the Hill

11.13 Middle Road Towards Byron Hill Road

There is an open character to the upper level of Middle Road. It is relatively quiet and sheltered set away from the junction and buildings are detached and have a dispersed plan form set back from the road. Also there is a leafy feel as buildings are surrounded by greenery (shrubs, grass and/or trees). A more open character is evident towards the Byron Hill Road end as more properties are detached, and the elevation provides long distance views.

11.14 Despite Middle Road being in two character areas there is consistency due to the uninterrupted use of heritage style lampposts and the roofline is continually staggered in line with the slope of the Hill.

11.15 Chartwell Place

A quiet, secluded residential atmosphere is apparent as there are single family dwelling houses, cut-off from the main road behind a relatively high

Character Area 1: High density, small scale terraced linear residential development along base of Middle Road



Character Area 2: Larger detached properties, Lower Density of Development and a more leafy character. Pictures show Middle Road (left) and Clonmel Close (right)

brick wall, thick trees and large metal gates. These are detached buildings are spread out intermittently along the winding road and surrounded by landscaped greenery.

11.16 Clonmel Close

This short, quiet residential cul-de-sac is characterised by a suburban, spacious and leafy character. This is due to buildings having a detached, sprawled plan form giving a three dimensional quality and allowing important surrounding areas of green space. This is particularly important for number 1 due to its prominent corner location.

11.17 Roxeth Hill Towards London Road Junction

This is characterised by softer features as buildings are sheltered and set back from the main road behind greenery and sit neatly in their plots. For instance, the two key sites, the former Harrow Hospital and Christ Church, are set back and surrounded by green space, although there is less around Harrow Hospital than there used to be since the recent development here making that which remains all the more valuable.

11.18 Despite Roxeth Hill being in two character areas there is consistency. Heavy traffic creates a lot of noise and the width of the road, like Lower

Road, is emphasised since there is no parking here. The intermittent lampposts, with attractive decorative detail, are in character and unify the road and all rooflines neatly follow the slope of the Hill.

11.19 West Hill

West Hill up to Westfield is characterised by more intimate, semi-rural features. It begins from Roxeth Hill as a narrow footpath. Although noise is loud from the main road after the first 5 metres this disappears, and, in stark contrast, there is a quiet, enclosed and secluded feel. The sheltered, country feel is reinforced by the winding of the road and the tunnel of greenery.

Grand buildings are set back and sit neatly in their surroundings. Although the road opens out towards Byron Hill Road, a sense of enclosure is retained as buildings are densely packed, close to the pavement.

11.20 Brickfields

Brickfields also has a village atmosphere. This is due to the winding and minor nature of the road and well-spaced buildings present only on one side. There is also a leafy, secluded character. On the Roxeth Hill side this is also due to tall gates blocking traffic entry and thick vegetation limiting traffic noise and views to this road. Adding

Staggering of rooflines along Middle Road creates a consistent character



to this well-kept greenery is visible from the surrounding private grounds and towards Roxeth Hill partly shade/obscure the buildings' frontages. Unfortunately towards Byron Hill Road there is a higher level of street furniture (more signs and road markings) creating a cluttered feeling, and less greenery and more road markings adding to its more urban nature.

11.21 Middle Path

This joins Middle Road and falls away towards Lower Road creating dramatic and long distance open views. Further semi-rural characteristics include the open land opposite; the dense greenery, the low level cottages only on one side of the road, and a similarly low lying church. However, replacement uPVC windows and the busy road at the base of this path limit this country feel.

11.22 Character Area 3: Byron Hill Road

11.23 Byron Hill Road and Athena Close

There is a shady and leafy atmosphere due to its dense, lush private and public vegetation breaking up the streetscene and the winding roads gradually revealing views. This is reinforced as buildings are set back behind front gardens. However, this area is a more urban character as there is higher density, linear development of relatively small buildings, some terraced.

West Hill: A sheltered country feel created by the tunnel of greenery



12. Positive, Neutral and Negative Buildings

The buildings of Roxeth Hill together form a group of architectural and/or historic importance. All positive properties are highlighted in the map on page 19 (Positive, Neutral and Negative Buildings). It also marks those that have a negative impact. These detract from the area's special character for example by being of inappropriate design, siting and materials. These are looked at more closely in section 14 and in the management strategy.

12.1 All applications for demolition will be judged against the policies contained within the Unitary Development Plan or the forthcoming Local Development Framework. There

*Middle Path,
dramatic character
created by steeply
sloping land and
long distance views
beyond*



will be a presumption against the demolition of buildings of character.

13. Character of Buildings (Architecture and Materials)

13.1 Summary

The buildings within Roxeth Hill Conservation Area are constructed of different yet harmonising proportions, designs, and materials. The variety is important in adding interest. The buildings are between 1 and 6 storeys in height. Along the lower reaches are small-scale 2 storey terraces and on higher ground, larger villas and townhouses are found. The larger buildings are generally formed with additional dormers which lessens the apparent bulk. Buildings are often traditionally designed, for instance there are many Arts and Crafts inspired groups, which gives unity, although these vary from modest to more grand designs.

13.2 The nineteenth century and early 20th century buildings, which are those of the most architectural quality, are generally constructed in brick. Soft red bricks are very common but brown and yellow London stocks are also found in the area. Some buildings also utilise render. The traditional buildings have pitched roofs, covered with red clay tiles or slate.

Fenestration tends to be timber sashes or small paned casements.

13.3 A variety of more modern post-war development has occurred on a piecemeal basis. This varies from two storey individual houses, such as Clonmel Close, to modern 4 storey townhouses like 81-97 Roxeth Hill. Modern flatted development is also found in the area, for instance, the 3 storey Kymes Court or on extensions to the Brickfields development. These are generally neutral or negative in quality since they lack an understanding of local context in terms of scale, form, proportions, alignment, siting

and high quality materials and design. However, the recent redevelopment of Harrow Hospital is a more positive example. The modern buildings and extensions here use traditional materials, and a form, size and detailing to echo that of the original listed building and surrounding conservation area.

13.4 The characteristics of buildings by road are outlined below. However, this does not give a fully detailed and comprehensive review. Many that are not mentioned or are outlined briefly still make an important contribution to the area's architectural character,

Character Area 3: Shady, leafy character of Byron Hill Road





Modern properties adjacent to the former Harrow Hopspital reflects the design character and alignment

both individually and in combination with others.

13.5 Roxeth Hill

There is townscape unity as it is characterised mainly by asymmetrical Arts and Crafts inspired properties and rooflines following the Hill's gradient.

Townscape character varies though according to the use and size of buildings. Generally the small, residential properties are less decorative than the larger, commercial/institutional buildings. They are also more often designed in groups.

13.6 This group unity is illustrated by the relatively simple, small-scale residential Arts and Crafts style properties

from number 1 Mead Villas, on both sides of the road up to the footbridge. There is unity in their design since they are all brick (brown or red), two storey, semi-detached (often a mirrored pair) and no wider than 2 bays. Also, they often have: a bay window; a black tiled roof; and white wooden casement windows. Sub-groups here provide additional townscape unity. Numbers 37-51 on the north side for instance often have: white render, two storey square bay fronts, red tiled pitched roofs and porched fronts. Number 42 onwards are each low-lying render clad buildings, with slightly overhanging bracketed first floors. Mead Villas are of brown brick, with

brown gravel render, two storey bays, red tile hanging, gable ends and red tiled, hipped roofs. Although not Arts and Crafts, 17 and 21 to 25 Roxeth Hill can be grouped with the above due to their attractive, simple, small-scale nature.

13.7 The small, detached properties of the Studio, Cobblers and 24 Roxeth Hill are also relatively simple. The Studio is a pleasingly plain, two storey cottage. It has white painted brick, a pitched roof and square leaded windows. The slightly larger Cobblers has a steeply pitched red tiled roof with hanging tiles over its gable ends. 24 Roxeth Hill is small scale and simplistic although has added visual interest with its brick on edge on tile creasing parapet wall, and its tall moulded feature on the front apex providing a certain flourish.

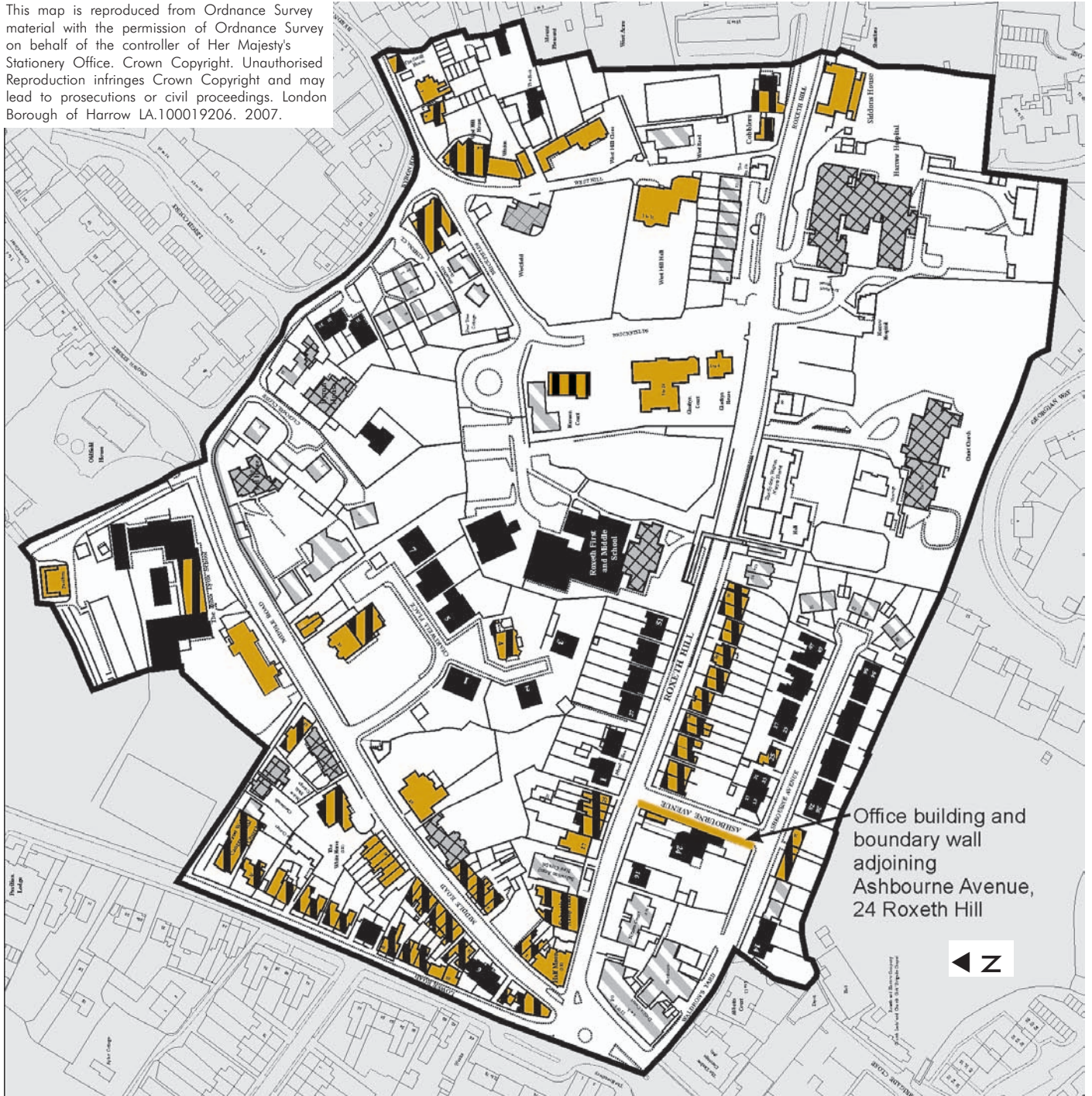
13.8 Remaining Arts and Crafts style properties are larger and correspondingly more decorative, detailed and individual. The former Harrow Hospital provides the most striking example. In terms of scale it reaches 1.5 - 2.5 storeys and its frontage is over 100m wide. It is very decorative, and has been described as 'a lively design in homely free Baroque, just right for a Cottage Hospital'. Its decorative features include striped quoins of red and yellow

30 - 60 Roxeth Hill - attractive interwar group



Positive, Negative and Neutral Buildings Within Roxeth Hill

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- | | | | |
|---|-------------------|---|---------|
|  | Positive unlisted |  | Listed |
|  | Negative |  | Neutral |
|  | Locally listed | | |

NB Listed building label only highlights the principal LB, and does not necessarily reflect the full extent of listing (ie curtilage listed).



The small, relatively simple Studio (left) and slightly larger more decorative Arts and Crafts Cobblers (right)



stone, windows with strong red brick arches, and a triangular pediment around its doorway. Arnold Mitchell, was its, much admired, local architect. He went to Harrow School and also designed Hampstead's University College Schools and London's Mayfair Hotel. The new development around this property mimic or are in keeping with its attractive characteristics and materials.

13.9 The adjacent Siddons House links well to Harrow Hospital and its surrounding detached infill buildings due to its scale and detached, Arts and Crafts design. It has a red-hipped, tiled roof and is largely of red brick with white render sections and occasional dormer windows. Again a local architect

was the designer, in this case from Greenhill, A.R. Barker. There is differing decorative detail here in the form of white brackets beneath the roofline and 3 dormer windows above accentuating its asymmetry.

13.10 Like Harrow Hospital, The Half Moon Public House is particularly distinctive. It has an asymmetrical mock Tudor style, particularly apparent through its steeply sloping roof. There are three decorative carved panels facing Roxeth Hill, and mock arrow slots. Its stable doors to the right of the current beer garden show its age. Its signage perched on the roof and corner location helps give it landmark character. The adjacent Salvation Army old building is an example of harmonising

variety in the townscape since it is again very distinctive architecture almost Gothic in style, yet can be seen as an Arts and Crafts style building. Its flat roof and battlement style parapet fronting the road is its most striking feature.

13.11 The remaining larger historic properties also have pleasingly distinctive yet harmonising architectural styles. Roxeth School by W.G. and C. Habershon, for instance, has a decorative gothic style with supporting stone buttresses and windows with tracery. Its steeply pitched tiled roof is in a free Neo-Tudor style. This has recently been carefully restored. It is a very attractive building with delicate stonework. Christ Church opposite links to this building as it also has a steeply pitched roof with horizontal banding details and is set back from the main road. The building sits neatly in the landscape. It is a small flint faced church with a tiny bell-turret and small stone window frames by Giles Gilbert Scott.

13.12 At the top of the Hill is a group of plain 1960s houses 81-97 Roxeth Hill. These are out of character due to their terraced form at the top of the Hill, and plain design using hard modern materials.

The former Harrow Hospital



Roxeth First and Middle School, is similar to the design of Christ Church, Roxeth Hill



13.13 Ashbourne Avenue

Numbers 22 and 24 (developed between 1914 and 1932), are landmark unlisted buildings due to their interesting design. They form one elongated single storey building with small casement windows and a steeply pitched, pan tiled roof. There is a central projecting hipped gable end block, with red tile hanging contained within the roof. This begins above ground floor level and below this is a central tunnel. This is important in framing views from Roxeth Hill to the open land behind.

13.14 Otherwise buildings are mainly typical two-storey 1930s garden suburb style semi-detached properties that link historically with the opening of the South Harrow Tube. They are constructed of dark brown/red tiled roofs, white/brown pebbly render, red brick, casement windows (often UPVC replacement) with occasional attractive brick quoin detail. However, the design and materials of each varies. Also, many alterations are visible and are quite rundown. Furthermore, a number of less attractive 1980s and 1990s infill properties create a more crowded appearance. These do not relate well as they are of a less attractive, block design lacking visual interest and use modern materials such as brown clapperboard and UPVC windows.

13.15 Northolt Road

Dublin Court directly fronts the road. At 3 stories high, and wide enough to hold four shop fronts this means it dominates the road in a way not characteristic of other conservation area buildings. Its plain block design and harsh materials including UPVC windows and concrete surrounds to shop openings, create an unattractive building again, out of keeping with the area.

13.16 Middle Road

A key feature of the Middle Road townscape is the contrast between the decorative and varied Arts and Crafts styles towards the upper reaches (the Red House and the John Lyon School for example) and the simplicity of the cottage style

buildings which are more Classical in style.

13.17 All cottages vary slightly giving added interest. Importantly a number retain their original name plaque. Windows are generally attractive as they are of timber, in a 6 over 6 paned sash style, and occasionally have a gently curved and protruding ground floor bay window, topped with brick arches. The more unaltered these buildings are, the more in keeping they are with their intended simplicity, so it is unfortunate that a number now have UPVC casements. Providing a sense of uniformity here is their two storey, box-like structure with gently pitched brown or black tiled/slate roofs, following the gradient of the

The Half Moon Public House - a locally listed building on this corner site





Middle Road: contrast between decorative Gothic style (for example the John Lyon School, left) and the simple cottage properties on the right



Hill. Also, the buildings come in mirrored pairs or larger groups of very similar buildings.

13.18 Number 23, 25, 25a and 27 provide a good transition between the cottages and the Arts and Crafts style buildings, since they are slightly larger than the cottages and have some more decorative features. For instance, number 23 has a hipped slate roof and, notably, a central pilastered doorcase and angled addition with corner pilasters. Roxeth Mead (number 27) has a two storey bay window and a decorative cast iron porch along its elongated shape. Lower House and Buckolt House (25 and 25a) form an asymmetrical villa which has a

steeply pitched white triangular pediment above an entrance way to Buckolt House, that mirrors (although if off-centre from) the pitch of a gable end.

13.19 The John Lyon School buildings dominate the upper level of Middle Road. They provide consistency due to their scale, use of red brick and collective ownership and use. The school site begins with the corner sited, grade II listed, The Red House. The front section is a typical red brick Georgian building. However, E.S. Prior built a large red brick Arts and Crafts addition (1883). He was once a Harrow School pupil and constructed many other notable pieces on the Hill. From Byron

Hill Road, the Red House's red tile hanging is visible, with its small dormer windows with steeply pitched roofs to mirror the slope of its cat slide roof. From Middle Road, there are numerous Ipswich (overhanging curved bay) windows and a mock Tudor overhanging first floor gable end constructed of imitation timber and rough cast infill. Its tall chimney is visible from all around. All these features together create a lot of visual interest. This links it to the Gothic style, original John Lyon School building (1876 by H.M. Burton). This is made of plain brick and a red clay tiled roof. It has stone framed openings and supporting buttresses and is locally listed.

View towards the Red House on Middle Road. This section is designed by E.S. Prior who designed many other landmark buildings within Harrow on the Hill



13.20 60 to 66 (even) Middle Road link to the above as they are gothic buildings by E.S.Prior (see photo on page 5). These are grade II listed. They are 2.5 storey houses in a picturesque style. Above the red brick ground floor is rough cast work alternating with tile hanging and a red tiled roof. They are deliberately asymmetrical giving a quirky and interesting appearance. This is enhanced by: many different sized gables; quirky porches; and different coloured tiles. The plain cottages along Middle Road underline how much this style was a conscious reaction against the immediate past.

*The Assymetrical
Arts and Crafts
Style White Horse
Public House*



13.21 The White Horse Public House again links to the above due to its assymetrical Arts and Crafts style. It is constructed of red brick with triangular red tile hanging sections. The steeply sloping brown tiled roof sections of each gable end are a real feature, as each gable end is set back from the last. The lamp heads attached mirror those lampposts throughout the street.

13.22 **Middle Path**

This comprises small scale, simple cottage buildings. They are brown brick or beige rendered, with brick arched, 6 over 6 paned timber sash windows and pitched slate roofs. In these ways they are similar to those cottages along Middle Road and Lower Road. However, here they range from single to 2 storey, are detached and have more decorative details through, for example, protruding porches or outside window shutters. Indeed, Cricket Field Cottage stands out, for its two-storey wooden casement bay window with central grey tile hanging. All buildings here follow the gradient.

13.23 **Chartwell Place**

The buildings are largely detached, two storey modern red brick buildings with red clay tiled hipped roofs spread intermittently. This creates a sense of uniformity here that does not detract from the

character and appearance of the conservation area. However, the different architectural style means they are isolated from the remaining conservation area. Their tall entrance gates add to the sense of separateness.

13.24 **Lower Road**

This is similar to Middle Road in that there is a contrast between the simple Edwardian/Victorian cottages, and the more decorative properties away from Roxeth Corner. Indeed, the cottage buildings are identical in style to those along Middle Road (please see section 13.16 and 13.17). The more decorative properties are usually bay fronted adding to their relative grandeur. Two pairs of red brick, two storey bay fronted semi detached buildings (numbers 35-41) provide the most distinctive cluster.

13.25 The individuality of numbers 29, 31 and 33 forms an attractive group. 31 Lower Road, for instance, is an attractive locally listed semi-detached brown brick cottage livened up by its decorative white bargeboards (gable end decoration) and front square bay sash window. Its neighbour at number 29 largely mirrors its shape and colour. Decoration here though is provided by the use of red brick detail, for example, to form a circle on the gable end. Harrow Welsh

Congregational Church is part of this architectural group with more decorative properties. Different sized bricks are used to create intersecting arches and other patterns (see photo on right). In places, every other brick protrudes to create more interest. Also, the light grey brick building has supporting buttresses and arched windows.

13.26 **Brickfields**

There is generally a vertical and grand emphasis towards Roxeth Hill. These are: three storey; classically detailed; constructed

Cricket Field Cottage, Middle Path: Attractive Two Storey Casement Window With Grey Tile Hanging





Lower Road: Contrast between simple smaller scale properties (left) and larger, more decorative ones (right)



of yellow stock brick with wooden sash windows; and of a uniform height. The locally listed Glasfryn House is symmetrical, with a central entrance that has a classical style pilastered doorway and stone steps. Brickfields House is similar except it is wider with bay windows. The grandeur is retained in the section of Hamson Court facing Westfield. It is a landmark unlisted building. It is a two storey, red brick building with grey tiled hipped roof, one hipped dormer and small windows. Its tall chimneys have individual shafts

and pots creating a most striking feature.

13.27 Towards Byron Hill Road are the more simple, modern and smaller scale Pear Tree Cottage and Brickfields House and the modern infill of Hanson Court facing Roxeth First and Middle School. None relate well due to their plain block design, proportions and uPVC windows. As such they lack visual interest.

13.28 **West Hill**

These buildings have a grand yet unobtrusive design, often with classical detail. Winton, for

instance, has a smart neo-classical door surround of the brown brick, attractively framed by the symmetry of the sliding sash, stone framed windows on the front elevation. Another example is West Hill Hall as it is a smart two storey white rendered building with sash windows, a pitched grey tiled roof and neo-classical details such as Doric pillars. There are decorative archways and the far north of the building has an arched entranceway. This once provided access for horses. The building is quite concealed, set back towards the end of West Hill where there is only pedestrian access. This creates a surprise element adding to its appeal. Westfield is a 2 storey yellow stock brick house with a hipped slate roof. It has a mostly plain front. This sets off its decorative features including a semi circular stained glass window above the door, and a further circular window. The stone steps to the entranceway and a porch with classical columns create drama. These architectural features have contributed to its Grade II listing.

Decorative brick detail on Harrow Welsh Congregational Church



13.29 The grandeur is continued in West Hill House though in this case particularly through its dominance. It is 3 storeys and has a 6 bay width; unusual pale blue coloured front; and has a corner location.



Classically inspired entrance to West Hill House



Number 7 Byron Hill Road: Double fronted classically inspired Victorian villa

Its sash windows and rectangular two storey bay window are attractive features contributing to its locally listed status.

13.30 **Byron Hill Road**

These are generally detached, relatively small scale simple and/or classically inspired villas or cottages. Number 5 Byron Hill Road for instance, is attractive in its simplicity. It is a small, brown brick building with shuttered first floor sash windows and an attached garage. Its curved ground floor window that protrudes just slightly is its most appealing feature.

13.31 Number 7 Byron Hill Road is a symmetrical 2 storey brown brick villa with pitched slate roof. Its two storey bay windows frame the central pillared porch. Its decorative pillars are interesting features that complement the decorative frieze panels between the ground and first floor level of the bay windows. Number 9 is also of brown stock brick but is a narrower, three storey building with its roof having just a slight pitch. The vine growing up the side helps it blend in with the streetscape greenery.

13.32 29 Byron Hill Road is an attractive simple two storey cottage with black tiled pitched roof. This is statutory listed. Its ground floor consists of red

brick, and is unique in that its first floor and gable end consist of old black timber cladding. This, together with its size, and design of its windows, gives it its old world feel. Its windows are of a small, diamond leaded, unpainted and timber framed casement style.

13.33 Number 11 is particularly dominant due to its prominent corner location. It is the largest on this road (at three stories high and three bays wide), and is the only one to have its front elevation white rendered. Like numbers 7 and 9, it has a two storey bay window, although in this case against a third storey gable end. Its corner site with Brickfields and West Hill underscores these principal features.

13.34 Number 21 stands out for its decorative Arts and Crafts inspired detail. It is a red brick building set back from the main road. Its ground floor consists of garages. Its sloping roof allows it to sit pleasantly in its leafy setting. It has an overhanging first floor and relatively unusual footprint as its two sides facing the road are at right angles to each other. More interest is added by its vertical red decorative tile hanging above the first floor windows.

13.35 The infill development of number 31 does not relate well

as it is of yellow stock brick, with brown plastic cladding and replacement UPVC casement windows. Also, its siting means good views towards number 11 are blocked from Clonmel Close.

13.36 **Athena Close**

This is characterised by simple low rise, relatively modern buildings. There is decorative red tile hanging and a steeply pitched roof. Their lack of detail and quality of materials means they are not of the same architectural quality as buildings in the surrounding conservation area. The rear of the yellow brick, 11 Brickfields is visible from here.

29 Byron Hill Road





*Arts and Crafts
inspired tile hanging
detail of number 21
Byron Hill Road*

13.37 Clonmel Close

This is characterised by buildings varying in designs, heights, ages and materials. Similarities such as their use of simple classical detail draw the area together.

13.38 Byron House is the most striking architecturally. It is a simple red brick Georgian building, similar to the original block of the nearby Red House. It is relatively large (3 storeys high and 5 bays wide) with brick

arched sash windows. A small red brick single storey porch stands on the side of the building with corner classical pilasters.

Blue plaques have been used on London buildings to mark where famous individuals have lived and worked since 1867. Such a plaque highlights this property's historical significance as the home of poet and critic Matthew Arnold (1868-1873).

PART 3:

SUMMARY OF ROXETH HILL CONSERVATION AREA

14. Conservation Area Assets

- o Green spaces
- o Landmark Buildings
- o Key Views
- o Sloping Land
- o Varied yet harmonising architecture of buildings.
- o Historic associations of buildings/places.

15. General Condition of the Area

The general condition of the area is good. This is firstly in terms of its economic vitality in the relevant areas (through schools and shops, see land use map on page 9). The physical condition of historic buildings and other heritage assets is also generally good, many benefiting from further protected status as listed buildings. However, some could benefit from minor repair and re-painting works. Also, development is taking place that is not sympathetic with the historical/architectural value of the area, particularly in the southern higher-density areas. There are, for example, prominent satellite dishes,

Elegant assymetery of number 11 Byron Hill Road



replacement uPVC windows and obtrusive extensions. The streetscene quality is generally high, benefiting from a significant level of private greenery and unobtrusive boundary treatments. However, street clutter seems high in places, roadsurfaces could benefit from resurfacing and any hardsurfacing of front gardens should be managed.

Enhancement proposals to address these issues are covered in the linked management document.

16. Negative Features, Problems, Pressures

Negative features, pressures and issues are touched upon in the section above but are comprehensively outlined in the

following tables. They are elements that detract from the special character and offer the potential for improvement. A separate document entitled 'A Management Strategy for Roxeth Hill Conservation Area' addresses this.

Byron House with Blue Plaque marking former home of the 19th century noted poet and critic Matthew Arnold



Conservation Area Appraisal

Negative Features

| Site Specific Negative Features | Site Address | Description. (Why negative? Scale? Design? Condition? Unauthorised work?) |
|--|--|---|
|  | 1 Chartwell Place, Middle Road | This is unauthorised work and creates a hard, urban feel. It is visible from the main road creating a cluttered appearance. |
| 8 air conditioning units covering 3 flank walls | Ashbourne Avenue | This is an inappropriate design given the character of the area. This occurred before 1988 though so no planning permission was required. |
|  | | |
|  | Harrow Welsh Congregational Church | Replacement uPVC windows detract from the historic nature of the property. |
| Pollution and replacement UPVC windows | On pavement outside the Grade II listed Red House boundary wall and entrance way | Its harsh modern design and damaged appearance visually disrupts the setting of this Grade II listed building. |
|  | | |
| Metal guard rail bent over towards the listed wall and entrance way of The Red House | Along Roxeth Hill and around the roundabout on Brickfields | The plain modern appearance is out of keeping with the historic character of the area. |
|  | | |
| Metal guard rails | Outside Roxeth Hill School, Roxeth Hill | Its large, prominent, harsh, urban modern appearance is out of keeping with the historic and architecturally significant character of this road. Also, it detracts from views towards the Grade II listed Roxeth Nursery, First and Middle School. As such it is obtrusive. |
|  | | |
| Footbridge | The Old Studio, Rear of 104-106 High Street, Harrow on the Hill | The greenery around it appears overgrown and messy. Rubbish has accumulated around the premises. The paintwork makes the building appear chipped, faded and derelict. The lower front window is boarded up and windows to the rear are broken. |
|  | | |
| Dilapidated building and overgrown garden | | |

Generic Negative Features

Site Address

Description .

| | | | |
|--|--|---|--|
|  | <p>Inappropriately placed and overuse of satellite dishes (facing and visible from highway, more than 2 on residential properties)</p> | <p>Ashbourne Avenue, Roxeth Hill</p> | <p>Creates a cluttered, urban appearance that detracts from the special character of the area.</p> |
|  | <p>Traffic noise and congestion</p> | <p>Along Roxeth Hill, Lower Road and Northolt Road. Picture shows Lower Road towards Northolt Road.</p> | <p>Creates a harsh, urban feel to the area detracting attention from the special character of the area.</p> |
|  | <p>Extensions/alterations visible from the streetscene e.g. rear extensions, stone cladding, shutters.</p> | <p>Ashbourne Avenue and Roxeth Hill</p> | <p>Highlights the loss/alteration of original features. Cumulatively minor alterations can detract greatly from the traditional nature and special interest of a conservation area.</p> |
|  | <p>Hardsurfacing of front gardens</p> | <p>Intermittent</p> | <p>Creates unsympathetic hard urban appearance. Soft landscaping and greenery is important in breaking up the steetscene. To remove this detracts from a key characteristic of the area.</p> |
|  | <p>Loss of front boundary walls</p> | <p>Along Roxeth Hill (shown in the picture) and Lower Road</p> | <p>This breaks up the continuity of boundary treatments and can add to the problems of the resurfacing of front gardens.</p> |
|  | <p>Parked cars along the sides of the roads</p> | <p>Middle Road, Ashbourne Avenue</p> | <p>The sheer number of parked cars along these roads creates a crowded and congested feel.</p> |
| <p>Inadequate protection for all locally listed/ landmark unlisted buildings</p> | <p>Throughout the conservation area, see map on page in particular the Half Moon PH, Roxeth Hill and 22 and 24 Ashbourne Avenue</p> | <p>* Although their status highlights their architectural and historic importance, it does not afford any statutory protection.</p> | |



Street clutter such as overuse and repetition in Road Signs

Brickfields, outside Roxeth First and Middle School, Along West Hill and Along Lower Road Towards Roxeth Corner. The picture shows Lower Road

These signs often appear unnecessary and create a hard, urban cluttered appearance, for instance, there are four no waiting signs in close proximity around the roundabout in Brickfields. They detract attention from the historic and / or architecturally important features of the conservation area



Large telegraph poles

Middle Road (shown in picture) and Ashbourne Avenue

These appear obtrusive and out of character as they detract from the setting of the historic and/or architecturally important buildings here. They create street clutter and are particularly out of character with small cottages along Middle Road and the semi-detached suburban feel of Ashbourne Avenue.

Bumpy, broken pavement and roads

Throughout the conservation area

This appears unsightly and creates a run down appearance



Replacement UPVC windows

Intermittent but especially along Ashbourne Avenue & Lower Road. Picture shows 29 and 31 Middle Rd - note replacement windows on the right compared to original on the left.

Signals loss of original features that contribute to the historic character of the conservation area. Some do not replicate the original design. Where they copy the original design, due to modern materials and methods of production they fail to replicate the narrow proportions and cross section of traditional windows.



Some buildings could benefit from minor repair and repainting works.

Throughout the conservation area

At present this is not having a major impact but cumulatively it will do. It will create a run down character and buildings could eventually become at risk. This will put the special character of the area at risk.

Possible future pressure for development

Throughout the conservation area

There may be pressure for new development, for example, for more residential use. Also, the schools may need to improve their facilities. Unless care is taken over any new buildings the special character of the area could be threatened.

Neutral Features

17 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. These points are also addressed in the document: 'A Management Strategy for Roxeth Hill Conservation Area'

| Neutral Area | Location | Why Neutral . | |
|--|---|---|--|
| The use of tarmac along pavements | All areas apart from Middle Path, Ashbourne Avenue and along Middle Road | This does not match the quality of paving slabs which are used in some parts of the conservation area | |
|  | Street furniture such as signs, bins, salt bins and guard rails, street lights. | Throughout conservation area. Picture shows Ashbourne Avenue. | On occasion, no attention seems to have been paid to the conservation area status or status of listed buildings when installing street furniture, for example, plain street lights. Their siting often detracts attention from the special quality of the conservation area. |
|  | Much post-war development | Intermittent throughout the conservation area (picture shows Kymes Court). | These are generally neutral or negative in quality as they generally have a plain, block design, lacking traditional detailing. Materials are often too modern in appearance, for instance, uPVC windows that cannot replicate traditional profiles. Window paneling can be out of keeping where it is not regularly sized. Scale can cause obtrusiveness as larger properties are generally found only on higher elevations. Picture shows Kymes Court which ignores the smaller scale and alignment of surrounding developments. |

ROXETH HILL

18 Public Consultation

Public Consultation

This document, and the associated management strategy, were subject to public consultation. Views were sought from local residents, councillors, the Conservation Area Advisory Committee, the Harrow Hill Trust, English Heritage and stakeholder groups, among others. The documents are displayed on the Council's website. They were amended to reflect the views expressed by respondents to the consultation. The documents were recommended for approval by the Local Development Framework Panel and subsequently adopted as formal planning documents by Cabinet.

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| Albanian | Nëqoftëse gjuha Angleze nuk është gjuha juaj e parë, dhe keni nevojë për përkthimin e informatave të përmbajtura në këtë dokumentë, ju lutemi kontaktoni numërin dhënë. |
| Arabic | إذا كانت الانجليزية ليست لغتك الأولى وتحتاج لترجمة معلومات هذه الوثيقة، الرجاء الاتصال على رقم |
| Bengali | যদি ইংরেজি আপনার মাতৃভাষা না হয় এবং আপনি যদি এই প্রচারপত্রের তথ্যগুলোর অনুবাদ পেতে চান তাহলে যে টেলিফোন নম্বর দেওয়া আছে সেখানে দয়া করে যোগাযোগ করুন। |
| Chinese | 如果你主要說用的語言不是英語而需要將這份文件的內容翻譯成中文，請打註明的電話號碼提出這個要求。 |
| Farsi | اگر انگلیسی زبان اول شما نیست و شما نیاز به ترجمه اطلاعات موجود در این مدرک را دارید، لطفاً با شماره داده شده تماس بگیرید. |
| Gujarati | જો ઈંગ્લિશ તમારી પ્રથમ ભાષા ન હોય અને આ દસ્તાવેજમાં રહેલ માહિતીનો તરજૂમો (ટ્રાન્સલેશન) તમને જોઈતો હોય તો કૃપા કરી જણાવેલ નંબર ઉપર ફોન કરો |
| Hindi | यदि आपको अंग्रेजी समझ नहीं आती और आपको इस दस्तावेज़ में दी गई जानकारी का अनुवाद हिन्दी में चाहिए तो कृपया दिए गए नंबर पर फोन करें। |
| Panjabi | ਜੇ ਤੁਹਾਨੂੰ ਅੰਗਰੇਜ਼ੀ ਸਮਝ ਨਹੀਂ ਆਉਂਦੀ ਤੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਵਿਚ ਦਿੱਤੀ ਗਈ ਜਾਣਕਾਰੀ ਦਾ ਤਰਜਮਾ ਪੰਜਾਬੀ ਵਿਚ ਚਾਹੀਦਾ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਦਿੱਤੇ ਗਏ ਨੰਬਰ ਤੇ ਫੋਨ ਕਰੋ। |
| Somali | Haddii Ingiriisku uusan ahayn afkaaga koowaad aadna u baahan tahay turjumidda xog ku jirta dokumentigan fadlan la xiriir lambarka lagu siiyey. |
| Tamil | ஆங்கிலம் உங்கள் தாய்மொழியாக இல்லாதிருந்து இப்பத்திரத்திலிருக்கும் தகவலின் மொழிபெயர்ப்பு உங்களுக்கு தேவைப்பட்டால் தயவுசெய்து தரப்பட்ட தொலைபேசி எண்ணில் தொடர்பு கொள்ளவும். |
| Urdu | اگر انگریزی آپ کی مادری زبان نہیں ہے اور آپ کو اس دستاویز میں دی گئی معلومات کا اردو ترجمہ درکار ہے، تو براؤ کر دیئے گئے نمبر پر رابطہ کریں۔ |

020 8736 6180



Other Publications

The Council produce the following supplementary Guidance leaflets that are relevant to the Roxeth Hill Conservation Area

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

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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