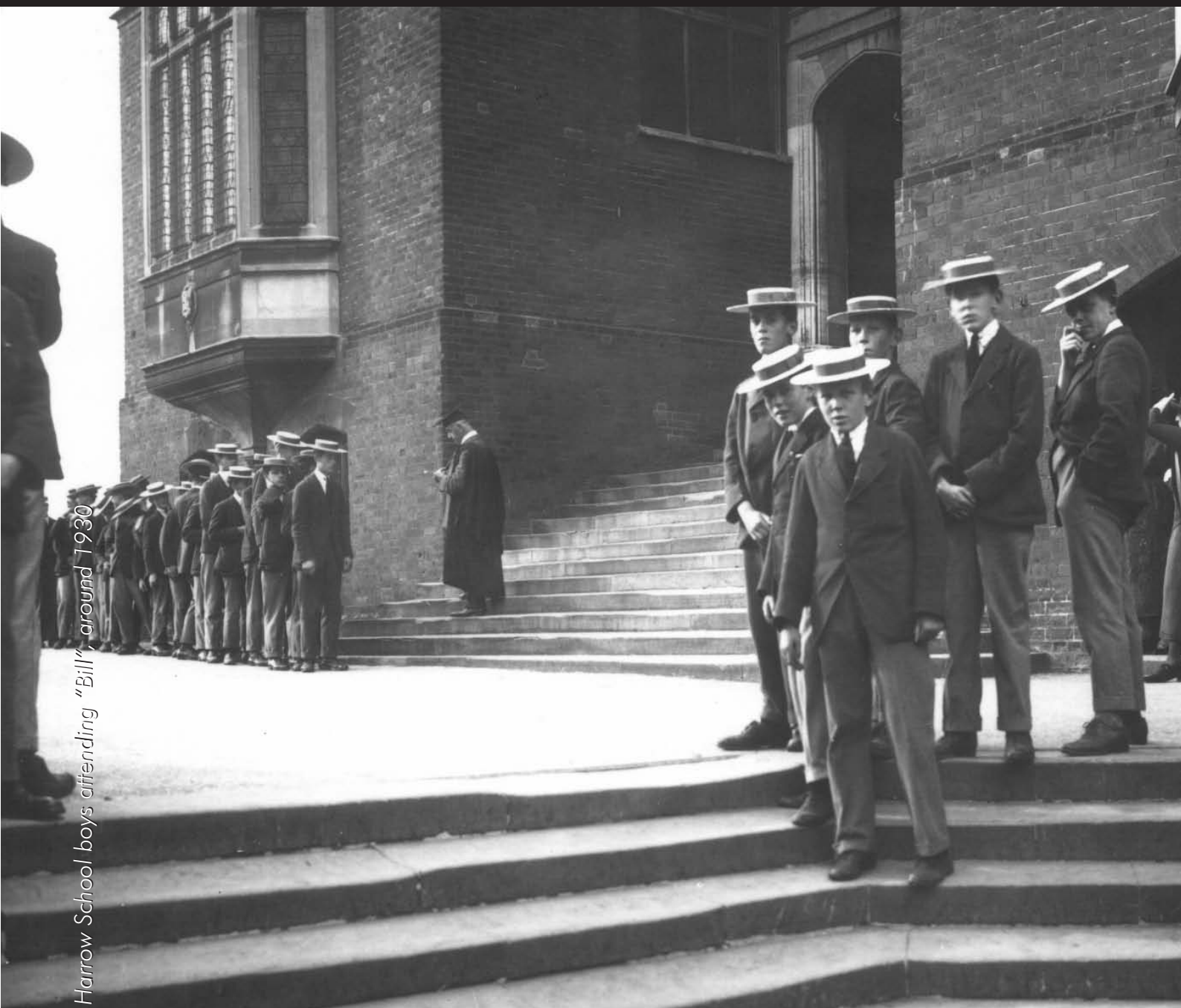


HARROW SCHOOL

CONSERVATION AREA APPRAISAL

Area Number 7



Harrow School boys attending "Bill", around 1930

The Harrow School conservation area is set within Harrow to the south-west of the borough. It contains buildings that are some of the most well known in, and emblematic of, Harrow. St Mary's Church, for example, sits atop the hill, and is visible from all over the Borough. Just below it, the rooftops of Old Schools and Harrow School Chapel are also visible.

Indeed, large, dramatic school buildings almost exclusively fill the conservation area and are crucial to its character. The topography and quality of the buildings combine to make this area particularly striking. Insulation by surrounding open-land creates a unique feeling of separateness from the rest of urban London and especially uninterrupted views across Harrow and towards the centre of London. The greenery in the form of trees, shrubbery and grass provides a leafy feel that breaks up the streetscene.

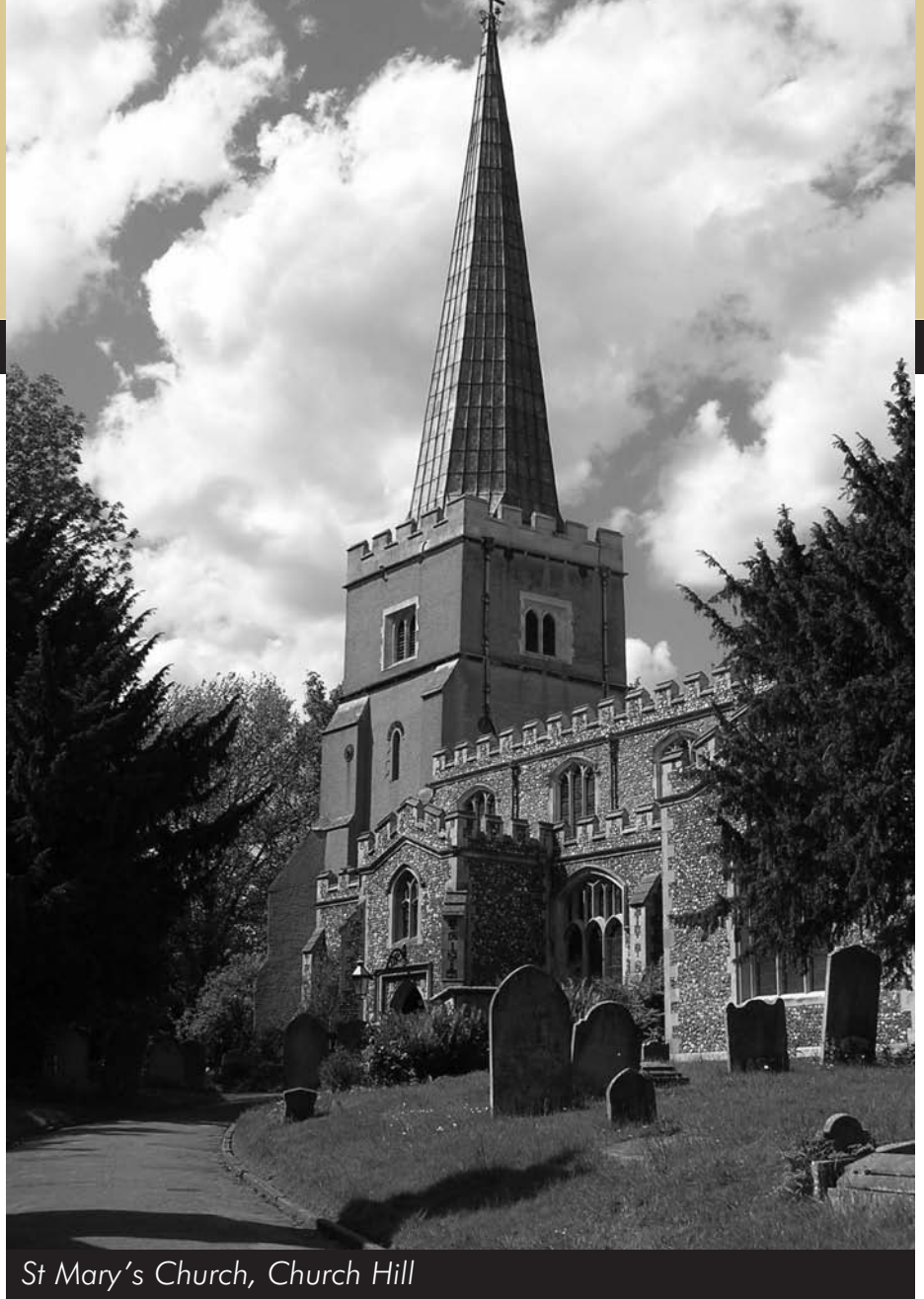
1. Location and Context

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.

2. 2. Planning Policy Context

2.1 This appraisal, and linked management strategy, will supersede the Harrow School Character Appraisal and Management Strategy that was adopted in 2006 by Harrow Council. Much of the information, ideas and policies from the 2006 document have been carried forward, with only minor changes made to ensure that the appraisal and management strategy are consistent with the Harrow on the Hill Conservation Areas Supplementary Planning Document (SPD) and other appraisals and management strategies. This appraisal and management strategy are formally adopted, and will carry weight as a material planning consideration for assessing all development proposals.

2.2 The purpose of this appraisal is to provide a clear analysis of the architectural importance, character and appearance of the area as a whole, which will help form the basis for making sustainable decisions about the area's future. The appraisal is linked to a management strategy



St Mary's Church, Church Hill

for the conservation area, which identifies opportunities for enhancement along with policies to protect its character.

2.3 This appraisal and management strategy are set within the broader context of conservation area policy guidance for Harrow contained within the Harrow Unitary Development Plan, the emerging Local Development Framework and the associated Harrow on the Hill Conservation Areas Supplementary Planning Document (SPD), which accompanies all Harrow on the Hill Conservation Area Appraisals. The documents are also set within national policy guidance provided by Planning Policy

Guidance Note 15 and the 1990 Planning (Listed Building and Conservation Area) Act. It is important to note that no appraisal can be completely comprehensive and that the omission of a particular building, feature or open space should not be taken to imply that it is of little or no interest.

3. Archaeology

3.1 An archaeological priority area, known as "Historic Harrow" covers this conservation area. There have been a number of important archaeological finds within the conservation area over the years. Archaeological matters are con-

sidered in more detail within the Harrow on the Hill Conservation Areas SPD.

4. Historical Development

4.1. Medieval Harrow School Conservation Area - To understand the area's character today, it is important to consider its history. The name of its wider setting in Harrow is first given in 767 when Offa, King of Mercia, exchanged his lands in Harrow for land in Sussex. It is believed that this followed the settlement of Pagan Saxons in Harrow no later than the 7th century. One group had an open air shrine, which is assumed to have been on Harrow Hill and to have attracted people to the area.

4.2. Domesday records a priest at Harrow in 1086. We can assume that, at an early date, a Christian holy place replaced the pagan one. It may have begun as a burial enclosure, in which, in due course, a timber church was built. This would have most likely have been at some time after AD 900. No physical evidence has been found of this however and up to the 10th and early 11th centuries Harrow remained a wooded rural backwater

4.3. **St. Mary's Church** began as a Norman masonry church. It was formally founded in 1087 by Archbishop Lanfranc. It is thought to date back prior to this since a priest is mentioned

in the Domesday Survey of 1086. The establishment of the Harrow on the Hill settlement can be linked to this since a small village would have become established around the Church. It is highlighted on the current map of Harrow School Conservation Area (see page 4). From 1261 a weekly market started here, showing that the village was becoming more of a commercial centre. Gradually a more developed High Street emerged. The Lords of the Manor probably lived at a manor house on the site of **The Grove**. Archaeologists believe evidence of earth banks within the grounds may be the remains of fish ponds, used for carp.

These were common around medieval manor houses. In addition, the remains of a well has also been found in the grounds of the house, which is thought to have been lined with Purbeck stone. This is considered to be reflective of the high status of its occupants.

4.4. 16th Century to 18th Century

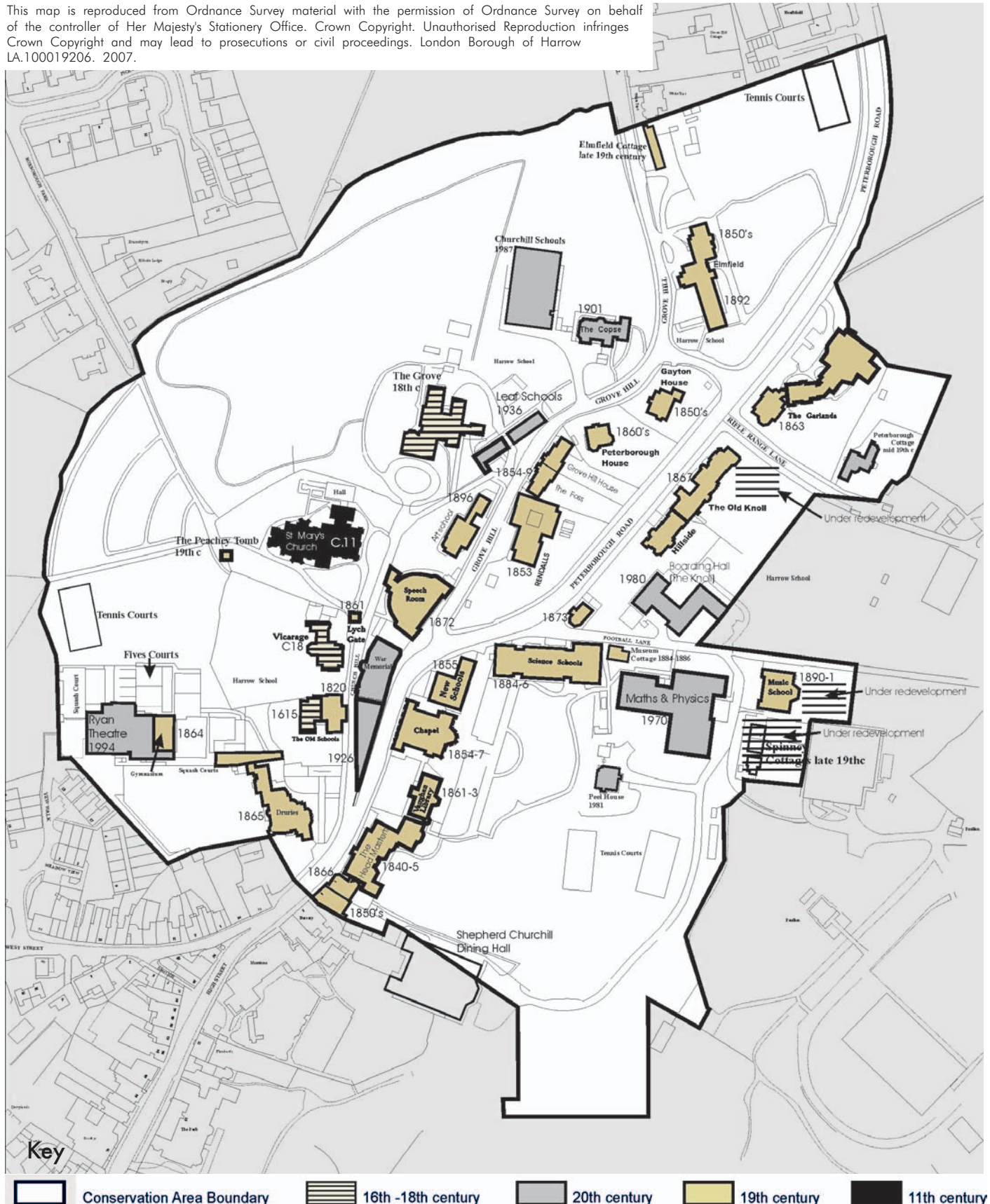
The foundation of John Lyon's Free School was an important stage in the development of both Harrow School and the town. Lyon had obtained a charter from Elizabeth I in 1572 to found a free school for local boys in the Parish of Harrow on the Hill. In doing, he was re-endowing an existing school. It

The Grove, Church Hill



Historical Development of Harrow School Conservation Area

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Harrow Old Schools centre, St Mary's top left around 1930

was the work of the Keepers and Governors of Lyon's bequests after the death of Lyon's widow in 1608. The School first achieved physical form in September 1615, through the building of Old Schools, 23 years after Lyon's death.

4.5. 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. After the School's establishment, the High Street was extended with a road then called Lower Church Street, on the route the High Street now follows.

4.6. The possibility of a good free education for their sons encouraged many to move to Harrow on the Hill in the 18th century, hence the growth of houses. By the mid-18th century, the High Street consisted of a continuous frontage of buildings between the churchyard and the junction with West Street, just outside the Conservation Area.

4.7. Importantly Lyon included a clause in his 'Rules to be Observed For The Ordering of the Said School' (1591). This stated that the Schoolmaster

may receive pupils from outside the Parish that may be charged a stipend. This led to a need for boarding facilities. Initially they stayed with Dames (single or widowed women supplementing their income by renting out rooms). This continued until at least the mid-nineteenth century.

4.8. 19th Century

Masters who came to the school to teach usually bought or built their own property. Gradually Masters supplemented their income by buying and often building large houses taking in boarders. These include the **Foss and Grove Hill House**.

The boarding houses continued to be built since gradually local boys were replaced by fee-paying ones. This occurred since the still entirely classical curriculum did not meet the educational needs of the sons of local farmers who required a more practical education.

4.9. Under Dr Joseph Drury the School's numbers reached 345 and included 4 future prime ministers. The school staged a protest upon Dr. Drury's retirement in 1805 at the election of his successor, George Butler. Due to schoolboy insularity there were certain objections that Dr Drury's successor was not his nephew, Mark Drury. The walls of **Old Schools** were only preserved from the plan to demolish them in protest when Byron appealed to protect them since

The Foss & Grove Hill House





Elmfield Cottage, Grove Hill

the names of so many former pupils were carved on the panelling.

4.10. In 1819-21 CR Cockerell added a balancing wing to **Old Schools** and created the twin crow-stepped gables that give it such an exciting skyline. In 1819 or 1820 the Rev Samuel Batten bought and named **The Grove** building which dates back to the mid 18th Century. This was opened as another boarding house, but it caught fire in 1833 and had to be sub-

stantially rebuilt the same year, incorporating parts of the basement and the frontage. In 1838 the original mid 17th century **Head Master's House** burnt down. The replacement **Head Master's House**, which was constructed in 1840 and was designed by Decimus Burton, is still in use today. In 1838-9 Cockerell was employed again to build a new **school chapel** to accommodate the additional boys.

The Headmasters House, High street



4.11. During the Headmastership of Charles Vaughan (1845-59) the **Chapel** was rebuilt (1854-6) and **New Schools** was built (1855). The **Vaughan Library** was built later to commemorate his name.

4.12. 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 **Peterborough House, 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. These are thought to have included **Elmfield Cottage**. Although this may have begun as coach house/stables possibly with accommodation over.

4.13. 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. The number of municipal buildings on the Hill increased including a post office, council offices and cottage hospital; these adopted similar styles to school buildings and were sometimes designed by the same architects. From 1855 there was gas lighting in the streets and from 1881 the streets were fully paved.

4.14. 20th Century to Present Day

In the early 20th century the High Street flourished. This meant shops extended from the top of West Street, just outside the Conservation Area, to the yard outside **Old Schools**. In 1929 the shops between **Druries** and top of West Street were demolished, and the lawn outside **Druries** created.

4.15. In 1926 the **War Memorial** 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**, adjacent to this, was the only major School building to be hit by a bomb in the Second World War in 1940.

4.20. More recently, the success of the School has meant continued expansion. The **Maths and Physics Schools** and **Dining Room** were built in the 1970s and **The Knoll** (a boarding house), replaced the **Old Knoll** in Peterborough Road in 1981. The **Old Knoll** became masters' accommodation. A central refectory block was opened in the 1977 and is called the **Shepherd Churchill Dining Hall**. This replaced the practice of boys being fed in their individual houses. **The Churchill Schools** was opened in 1987. In 1994 the **Ryan Theatre** was built.

5. Topography, landscape setting and views

5.1. The topography is the area's most striking feature, giving rise to dramatic views of the buildings (often seen staggered one above the other), 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 less important and smaller buildings are located on the lower slopes and as one ascends, the buildings become both larger and more impressive.

5.2. 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.

5.3. There is also the **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

Peterborough House, Grove Hill





View between Harrow School Chapel & Vaughan Library towards Central London

Church Hill, with the historic buildings framing the scene is particularly striking. The view from the top of Football Lane towards the centre of London is also impressive.

5.4. The open fields that surround the Hill are important in preserving the views and character of the Conservation Area. From the Hill, there are panoramic views across Harrow and towards the centre of London. Key views within the Conservation Area are highlighted on the map on the facing page. The arrow representing the long distance views available between the **School Chapel** and the **Vaughan Library** is circled for emphasis on the map, due to the particularly striking nature of these views.

6. Townscape Character

6.1. The townscape character is varied, even within this relatively small area. The different zones are labelled in the map on page 10 and are described below. It is important to note that the boundaries are not definitive.

6.2. 1) Central core - Reaching this area provides a real sense of arrival and a 'wow factor'. Many buildings directly front the pavement. Buildings are of formal design, large, and of several storeys creating an enclosed, imposing and dramatic character. Despite being densely packed there is plenty of space set around the build-

ings. Most buildings belong to Harrow School and this gives this conservation area its unique character. They were built to set the tone of the School by providing a sense of drama and formality to the streetscape. Since many buildings were built over a short space of time, with repeat commissions of a limited number of architects, the area has a coherence of scale and grandeur despite comprising individual monolithic pieces.

6.3. Some substantial spaces around buildings here allow glimpsed views thereby opening up the area. These open spaces tend to be formal gardens, or paved squares and so, also contribute to the urban character. The steps outside **War**



View from the top of Football Lane

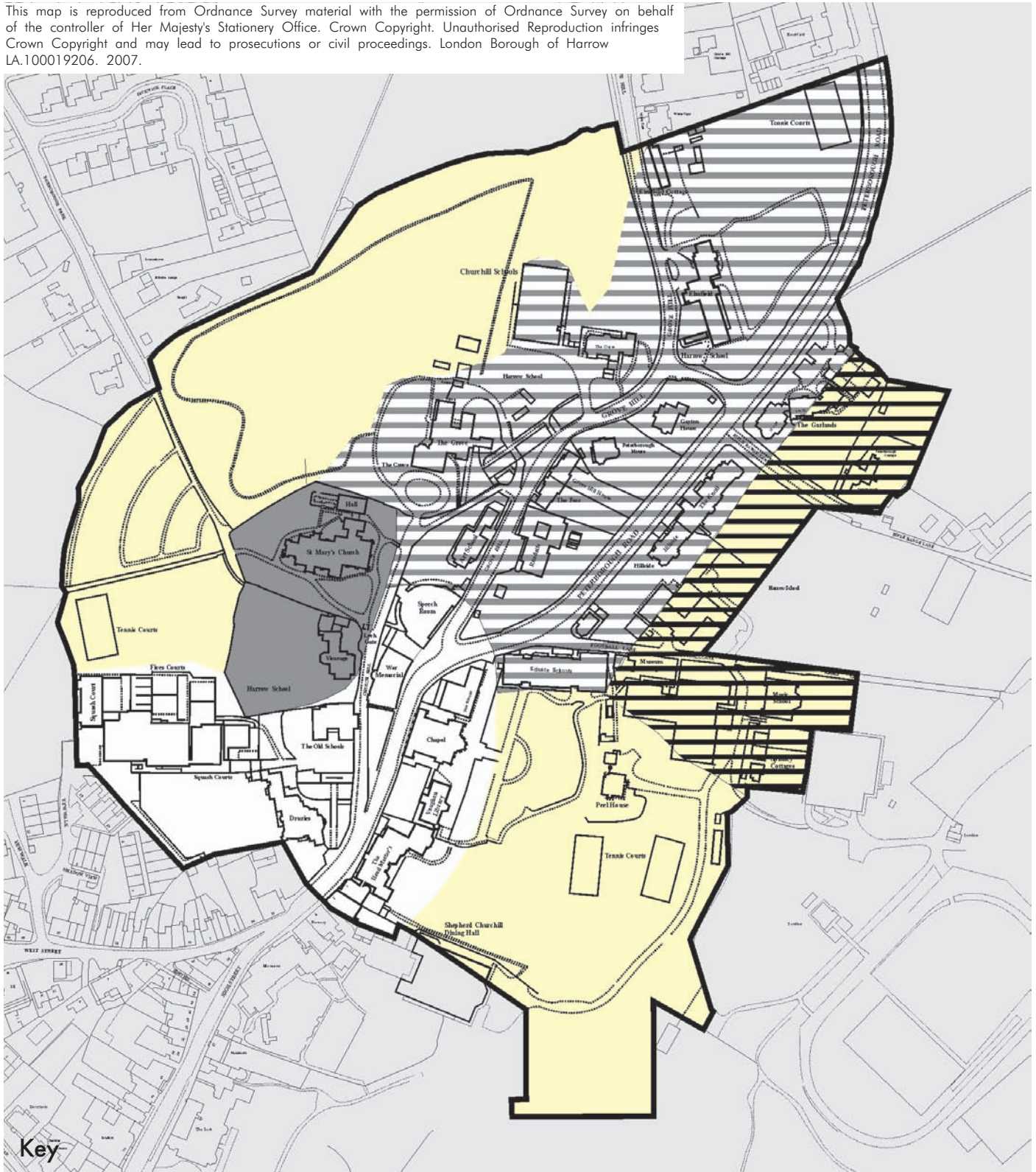
Memorial provide a large area of open space forming a useful transition space between the different levels of the High Street and Church Hill, and are also urban and formal in their style. The garden outside the **Vaughan Library** is set within the confines of the buildings around it and is symmetrical, but

War Memorial Building, High Street









Zones of Townscape Character

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Key

- | | | | | | |
|---|----------------------------|---|--------------------------------|---|-------------------------------------|
|  | Conservation Area Boundary |  | Central Core |  | Peterborough Road & Grove Hill Area |
|  | St Mary's |  | Outer undeveloped natural land |  | Semi-rural tracks |



Peterborough Road and the lower slopes of the hill



Leaf Schools

the slightly wild forms of the magnolias contrast this formality.

6.4. Elsewhere, planting softens and the streetscene, particularly the thick ivy growing up Speech Room wall and the yew hedge outside the Chapel.

6.5. 2) Grove Hill and Peterborough Road (Transitional Zone) - This is a transitional zone in the sense that it marks a change from Harrow town centre to the core School area. These roads act as channels between the two areas. 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. Residential dwellings on Peterborough Road have a different character to the core area, being set within informal gardens and surrounded by trees. However, they have the tall vertical emphasis found elsewhere in the conservation area such as the 'turret' on the **Old Knoll**.

6.6. The changes in gradient both up and down the hill, and 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 residential character, or **Leaf Schools**,

form a pleasing contrast to the central area of the School. Leaf schools incorporates a small section of ancient brickwork which formally formed part of a stable block.

6.7. 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 woodland 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 woodland 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 front elevations.

6.8. 3) Semi-rural tracks - Smaller roads leading off from Peterborough Road and Grove Hill also add to the character of the area. Football Lane begins with a short, 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

View from the War Memorial to Vaughan library - Core zone





Rear of Boarding houses on Grove Hill



Music School, Football Lane

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 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.

6.9. 4) **St. Mary's** - Around **St Mary's**, the character of the area is again quite distinct from the school architecture

beneath it. It is serene even though it has well used footpaths crossing the churchyard. The churchyard itself has a mix of scrub planting, groups of trees 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 just outside the conservation area from which there are clear views of this. 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.

6.10. 5) Outer undeveloped natural land - open spaces / fields / woodland - North of **The Grove** leads to woodland and south of **Peel House** open space leads onto fields.

The open fields and spaces that surround the Hill are important in preserving the views and character of the Conservation Area. From the Hill it creates un-obscured views across Harrow and towards the centre of London.

6.11. Despite these varying zones, there is some coherence in the townscape. The similar style and scale of the School buildings helps to visually tie the area due to often used 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 the more dramatic stone and granite walls of Speech Room, again giving the area coherence.

7. Green Spaces

7.1. Trees, shrubbery and grass provide an important contribution to the character of each townscape zone as outlined above. There are a great variety of tree types throughout the conservation area, these include magnolias, oak, ash and maple trees. Their layout is highlighted in the map on the following page. The green spaces are largely private ones. However, importantly their influence spills over into the streetscene, breaking it up and providing a more rural feel in places.

The Old Schools





Football Lane: from urban form to semi rural

7.2. For their protection Harrow School has its own tree committee that the council's tree officer attends. They have a work/management programme on which the council is consulted. Trees are numbered and work is scheduled on a priority/safety basis.

8. Architectural Character

8.1. The Landmark Building of the Conservation Area - St. Mary's Church

St Mary's, the earliest building within this conservation area, is the key landmark building of the conservation area. 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. The Victorians were keen to effect improvements or undertake restoration of their buildings. The churchyard of **St Mary's** 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 mementoes of the stone away.

8.2. Positive School Buildings

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 first 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.

8.3. 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.

8.4. One prolific architect of this period for the School was CF Hayward, brother of a Harrow master. 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), **Druries** (1865) and Science Schools (1874).

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.

8.5. George Gilbert Scott was involved in 3 key buildings on the Hill; **St Mary's, the School**

The Peachey Tomb, St. Mary's churchyard

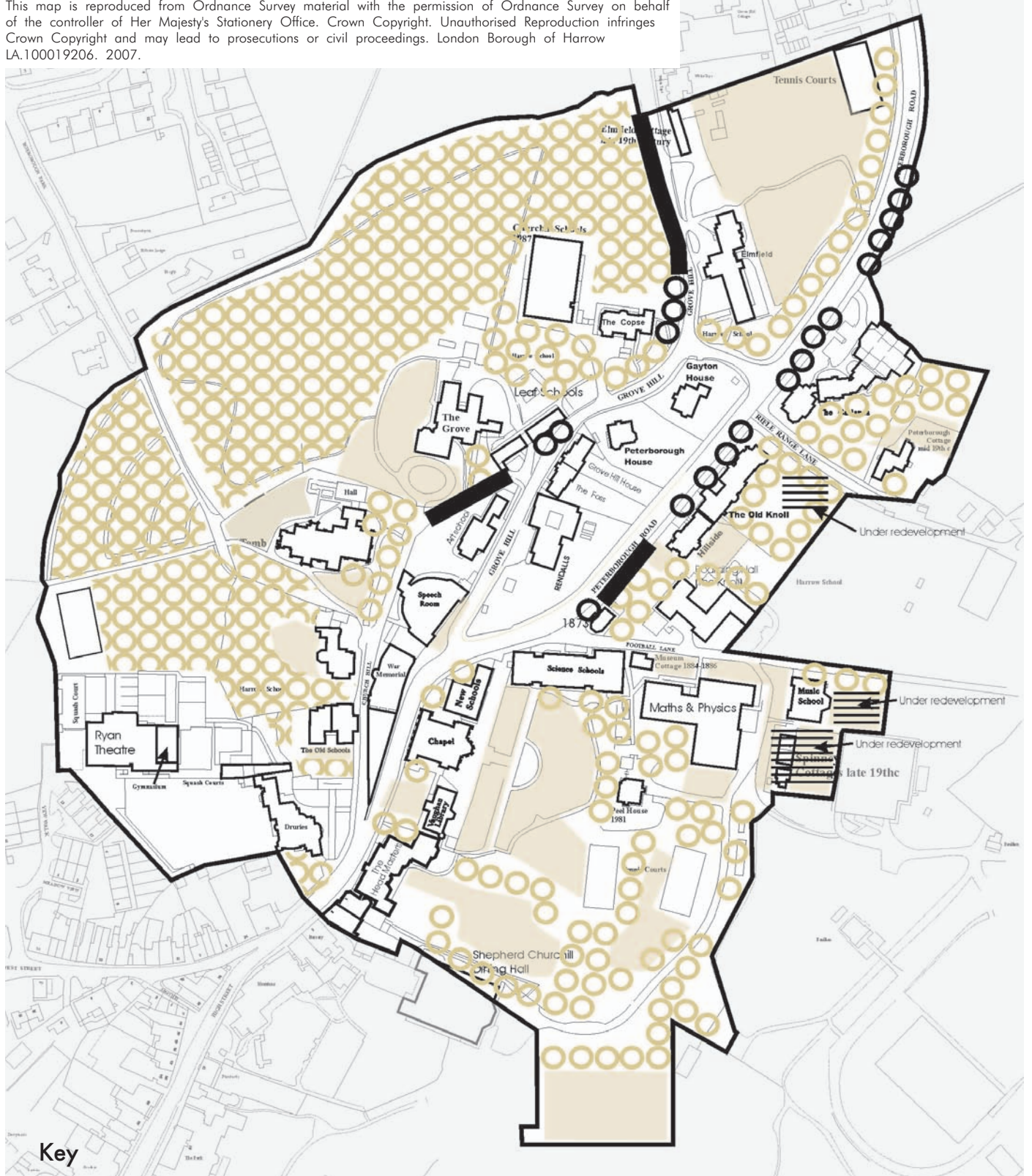


The Garlands,
Peterborough Road



Public and Private Green space

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- | | | | | | |
|---|----------------------------|--|----------------------------|---|--------------------------|
|  | Conservation Area Boundary |  | Groups of Trees (Private) |  | Groups of Trees (Public) |
|  | Grass (Private) |  | Grass / shrubbery (Public) | | |



The Vaughan Library, Grove Hill

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.

8.6. **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.

8.7. The new buildings were not admired from all quarters. George Russell in his autobiography "One Look Back" declared that Dr Butler, with "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 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. Massive amounts of earthworks had to be undertaken for the building. The excavated soil was 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** looms over the area, and its north tower is visible in views up Grove Hill.

8.8. Other famous architects involved in school buildings included Basil Champneys, who designed the Museum Schools (1886) in a Norman Shaw "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 and also lived locally, designed the new **Music School** in 1891. In describing Prior, Goodhart Rendel thought him a 'rogue architect' and gave the **Music School** as the supreme example of "what he could do in this way, when really roused...".

8.9. The **War Memorial** was designed by Sir Herbert Baker. It forms an effective link between the **Old School**, the **Speech**



Speech Rooms, Grove Hill

Room, the **Chapel** and the **Vaughan 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.

8.10. Other smaller school buildings such as **Museum Cottage** and **Leaf Schools**, break up the monolithic structures around and, in doing, add interest and character to the street scene. Furthermore, the **Old Music School**, now the **Museum of Harrow Life**, 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.

8.11. **Leaf Schools** has listed building status in recognition of its significance. This is shown on the map on page 17. This highlights the status of many positive buildings as Listed, Locally Listed and further unlisted positive buildings. The **Museum of Harrow Life** is labelled positive unlisted building in recognition of its qualities outlined above although, due to its low quality, **Museum cottage** has not been. **Elmfield Cottage** has also been labelled positive unlisted since it adds variety to the Conservation area as a whole by contrasting with the



Museum of Harrow Life, Peterborough Road



Fan-laid cobbles at the entrance to Druries

monolithic buildings found elsewhere and it is part of the history of the school (see page 6). Also, its simple style with its shallow pitched roof creates an attractive feature.

8.12. Neutral and Negative School Buildings

The map on the following page also highlights buildings which have a neutral or negative impact on the area. Certain buildings are considered to have a neutral impact since they have no great historical or architectural merit but also do not detract from the area. Those considered to have a negative impact are considered to detract from the architectural and historical quality of the surroundings (see negative features table on page 18).

9. Building Materials/Textures - Local Details

There is a mixture of building materials including stone, brick, flint and render. The dominant building materials throughout the conservation area are red and yellow brick with quoins and dressings picked out in stone or black brick.

9.2. Roofs are often 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. 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 preserved. 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.

9.3. Built into various walls around the conservation area are stone plaques and unusual signs which all contribute to the distinctive character of the area. At the bottom of Grove Hill, unusual paving 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.

10. Assets

The assets of Harrow School Conservation Area have been described above and are summarised below.

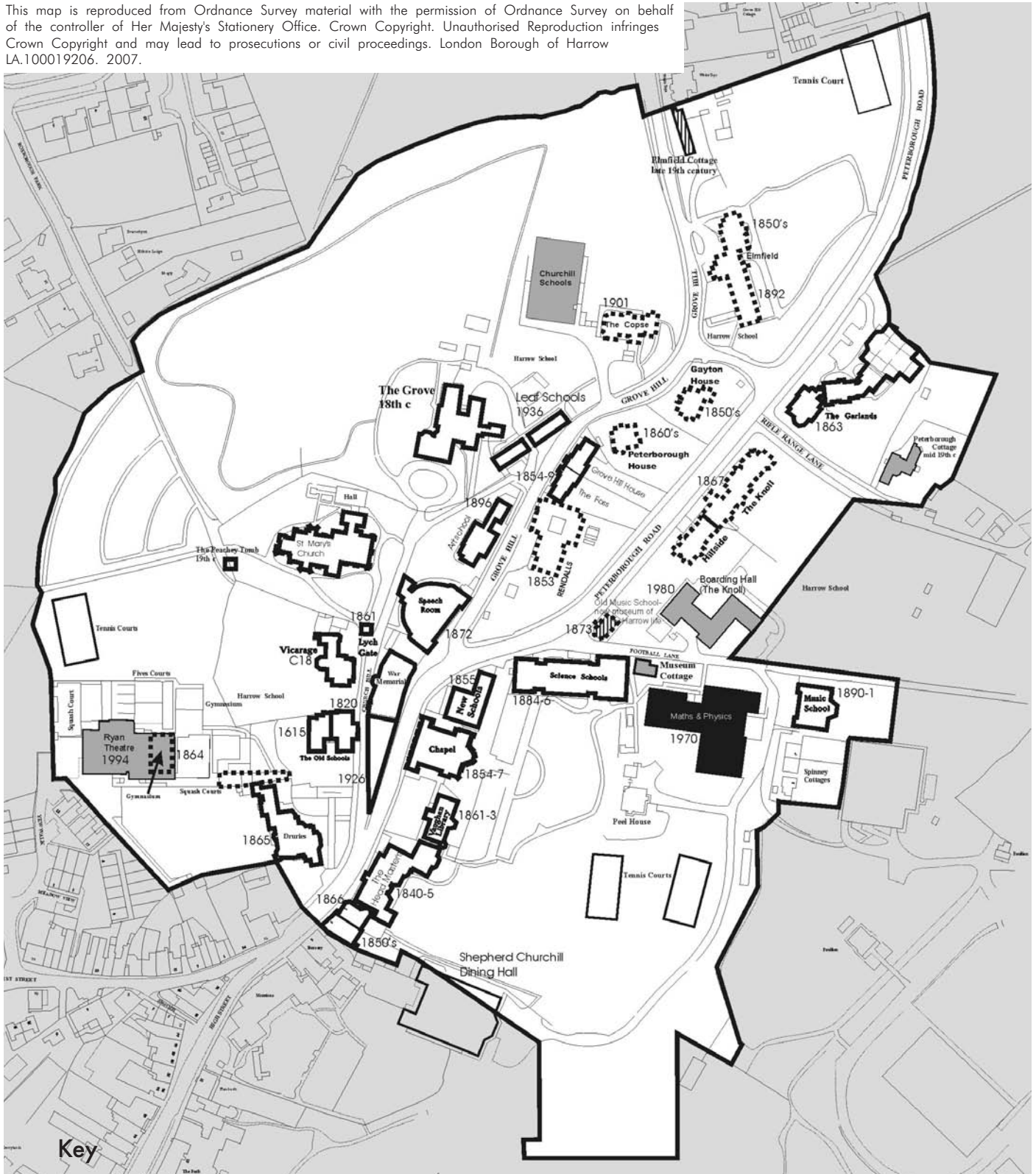
- Outstanding quality of architecture
- Interesting form and grain to the townscape reflecting its use by the School
- Well maintained private buildings and open spaces
- Dramatic topography with changing levels and directions
- Large number of attractive long and short views including long distance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









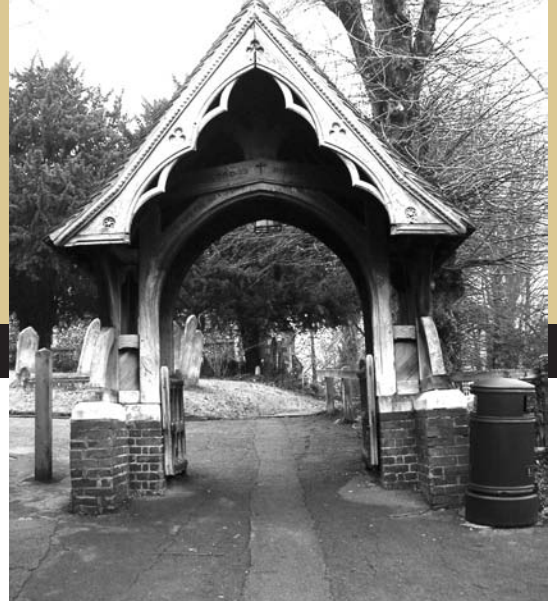
Wall along Grove Hill:
decorative details are
common throughout the
area

Listed, locally listed, unlisted landmark, neutral and negative buildings

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- | | | | | | |
|---|----------------------------|---|-----------------------------|---|--------------------|
|  | Conservation Area Boundary |  | Landmark unlisted buildings |  | Negative buildings |
|  | Locally Listed |  | Neutral buildings |  | Statutorily Listed |



Ill placed street furniture at the Lych Gate, Church Hill

Negative Features, Problems & Pressures

However, there are also negative features, problems, pressures and issues to consider. These are highlighted in the following tables. A separate document entitled 'A Management Strategy for Harrow School Conservation Area' addresses these issues.

Negative Features?	Site Address	Description (Why negative? Scale? Design? Condition? Unauthorised work?)
Cars and Traffic	Throughout Conservation Area and, in particular, too great a volume reaching the top of Church Hill	* The historic roads on the Hill 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. * At the same time, Highway clutter can detract from the quality of the street scene. * Importantly there is therefore a need to balance road safety with highway clutter.
Street furniture such as guard rails, signs, bins and salt bins	Throughout Conservation Area	* In general, the quality of the buildings is not matched by a quality of materials and design in the public realm. Street furniture is often ill placed, badly maintained and a visual nuisance and / or poorly designed. * The guard rails on the junction of the High Street with Grove Hill and Peterborough Road are unattractive and out of character with the area.
Street lights	Grove Hill	* Reproduction heritage lampposts are used successfully on the High Street and Peterborough Road, but ordinary, less attractive street lights exist on Grove Hill, which it would be beneficial to replace. * Lack of lighting provision in Lower Churchyard.
Poor quality street surfaces.	Intermittent locations throughout the Conservation Area and specifically: cobbles outside the Vicarage , within the Churchyard, tarmac outside the Speech Room and the top of Church Hill by St. Mary's Church .	* Contractors are constantly digging up roads and pavements partly due to the ancient mains on the Hill. Also cars turning around by the top of Church Hill erode the surface. * Tarmac is therefore often badly patched and breaking up. * 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.
Wall to Grove Hill	Church Hill	Deteriorating quality of wall.
Maths and Physics block	Football Lane	A 1960s block of little architectural merit

Identified Problems / Pressures / Issues

Identified Problems / Pressures / Issues?	Site Address	Description (Why negative? Scale? Design? Condition? Unauthorised work?)
Harrow School's need to improve its facilities	Harrow School	* The character of the conservation area is intrinsically linked to the use of the area by Harrow School. The vitality brought by the numbers 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. * The School will need to improve and move forward with its facilities for pupils. However, this could impact on the council's and residents' efforts to protect 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.
No Survey of the Area since the 1980s / Limited protection for landmark listed, locally listed and unlisted buildings.	* Throughout Conservation Area	* With buildings of such quality it is surprising that not more of the area is listed or given higher grades. Indeed, Harrow on the Hill has not been re-surveyed since the mid 1980s and some buildings may not therefore be sufficiently recognised.
Limited protection for undeveloped natural spaces surrounding the Hill.	See map on page 10	* The undeveloped natural spaces that surround the Hill are important in preserving the views and character of the Conservation Area. From the Hill it creates panoramic views across Harrow and towards the centre of London. Development in these undeveloped natural spaces would then be highly detrimental to the conservation area, as it would obscure views and create an enclosed feeling to the Conservation Area. However, they have Metropolitan Open Land Status.
Conservation Area status may produce too great a focus on Harrow School	Conservation Area	* Both the Hill and the School are inextricably linked. The Hill owes its special character to the School. As such it is not sensible to separate one as a special case for conservation issues without considering the same issues for the other.

A separate document entitled 'A Management Strategy for Harrow School Conservation Area' addresses these problems / pressures.

HARROW SCHOOL

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.

Please call the number below for a large print version of this document, or a summary of this document in your language.

Albanian	Nëqoftëse gjuha Angleze nuk është ghuha juaj e parë, dhe keni nevojë për përkthimin e informatave të përmbajtura në këtë dokumentë, ju lutemi kontaktoni numërin dhënë.
Arabic	إذا كانت الإنجليزية 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 براہ کرم دیئے گئے نمبر پر رابطہ کریں۔

020 8736 6180



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 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 and the Harrow on the Hill Conservation areas SPD

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