

HARROW ON THE HILL VILLAGE

MANAGEMENT STRATEGY

Area Number 9



The restored Fountain, on the High Street at the junction of West Street



Restoration as part of the HERS project



1. Purpose of the Strategy

1.1 The preceding Conservation Area Appraisal provides an analysis of the character and appearance of the conservation area to identify what makes it so special. It also sets out problems and pressures that affect the area. This Management Strategy develops these issues by looking at how best to protect the special character through specific policies and controls. It also sets out opportunities for change, improvement or enhancement. Each section of the strategy is linked to the relevant policy guidance, which provides the framework for the future management and enhancement of the conservation area. Section 2 provides a list of proposed actions, related to those features identified as 'negative' within the appraisal.

1.2 Unless otherwise stated, the following should be regarded as a statement of intent. There are no set time limits. However, it is important to note

that Conservation Area Appraisals and Management Strategies will be reviewed every 5 years.

2. Management Proposals

2.1 This section sets out the potential for the enhancement of the conservation area's character or appearance. The Council has already made attempts to enhance aspects of the Harrow on the Hill streetscape by restoring the historic fountain outside 36 High Street, and by using a Heritage Economic Regeneration Scheme to support shopfront improvements, such as at 23 High Street, as well as enhancements to Peterborough Road and the High Street streetscapes respectively. Traffic calming enhancements have also been undertaken at certain points on the High Street by narrowing the width of the road, and introducing pedestrian crossings close to The Green.

Identified Pressure	Location	Proposed Actions
Traffic and parking	All areas	<p>Work with Highway Engineers and local resident groups to collate ideas with a view to finding long-term solutions to these problems, and ensure that previous suggestions of a 20mph zone are developed for parts of/all of the area to control speed.</p> <p>With the constraints of topography, the area's conservation area designation and potential visual impact, a large public off-street car park is not considered feasible or desirable. However, more efficient use of some on-street parking spaces by introduction of short stay controls would provide an effective increase in capacity of the uncontrolled kerbside parking facilities in the core area. Such a provision should help reduce the numbers of visitors parking in residential streets or searching for spaces in these areas. Work with Highway Engineers to find acceptable schemes. It is essential that any potential schemes would need to have conservation grade materials, such as granite setts, and be carefully designed to minimise street clutter and to fit in with their surroundings.</p>
Lack of continuity of street furniture	Waldron Road, Byron Hill Road	<p>Wherever possible replacement street lamps and other items of street furniture should be in keeping with the character of the area in terms of design, materials and location. The replacement of modern items with a more cohesive heritage style will therefore be encouraged. In addition to this, original elements of the street scene should be well maintained and repaired as highlighted in the Heritage Furniture Audit - Condition Report and Maintenance Guidance, carried out in 2007. Work with Highway Maintenance Teams to develop an integrated approach to the form and locations of replacement street furniture, as well as the maintenance of heritage items.</p>



Junction of Crown Street and West Street



West Street buildings

Unsympathetic modern shopfronts, advertising signs, displays, fascias, blinds and lighting	High Street	Encourage the retention of historic shopfronts wherever possible and ensure sound advice is provided to owners to aid in the replacement of detracting elements with more sympathetic designs. To encourage best practice, refer owners to the Harrow on the Hill Village Conservation Area Shopfront Design Guide.
Neglected buildings	West Street	It is imperative that the buildings in question are brought back into use to ensure their future for the long term. The Council will not hesitate in using all relevant powers enshrined within Housing and Planning legislation to ensure that firm proposals for all buildings concerned are in place as soon as possible. The Council will continue to work with owners to see this realised and to ensure that all work undertaken is sympathetic to both the buildings concerned and the conservation area.
Inappropriate Development, Alterations and Extensions	Selected locations throughout the conservation area	Wherever possible sympathetic repairs will be encouraged. Minor development such as alterations and extensions will be recommended to take account of the special characteristics of the area. Many minor changes will require planning permission as a result of conservation area status and the existing Article 4 Directions. A presumption will be made against proposals for insensitive infilling of large amounts of private open space and natural gaps between buildings, especially where good views are evident. To encourage best practice, owners will be referred to the Harrow on the Hill Village Conservation Area Design Guide. The Council will aim to further protect the existing residential areas from intrusive and large-scale development to prevent the erosion of the area's character in these parts.
Loss of retail and town centre vitality	High Street	Encourage retail and restaurant use wherever possible within the area surrounding The Green with a view to further strengthening vitality within the area. Resist the loss of retail in this area.
Lack of vitality	Where Crown Street and West Street converge	Efforts should be made to simplify the junction layout to allow the creation of a small pedestrian area in front of the Castle Public House and resurface to provide a hard landscape, such as Granite setts, of a more traditional and sympathetic character. Granite setts would also provide a traffic calming measure as well as creating a pleasant visual affect. There may also be opportunity to create a larger island in which to site benches and some greenery, or a tree to provide a focal point and to encourage pedestrian use of the area and strengthen the area's sense of place. Work with Highways teams to realise this and to ensure an appropriate scheme is developed that will not affect the necessary servicing for the pub.
Telecoms equipment on the Hill	Along the High Street	Refuse applications, which will visually clutter or that will be physically obstructive to the streetscene as part of the planning process.

Enhancement Opportunity on 40 Byron Hill Road near Crown Street



Enhancement Location Opportunity

Enhancement Location Opportunity	Enhancement proposal
Restoration of stone gate piers and linked brick wall	Crown Street The two sets of carved gate piers and linked section of wall make a valuable contribution to the street scene but are failing in areas of the stonework. Both piers include recessed panels with decorative tracery, the detailing of which is deteriorating due to weathering. Both brick and stone structures are also failing where joints require re-pointing and where spawling and mechanical damage has occurred. As such, restoration would be of great benefit to the structures, securing their long-term future whilst making an enhancement to the area. Work with bodies like the Harrow Heritage Trust to secure potential grant aid and seek planning obligation funding wherever possible.
Repairs and maintenance of historic street furniture	All Historic street furniture can be left out of maintenance schedules because it often requires specialist attention. Harrow's Heritage Furniture Audit - Condition Report and Maintenance Guidance (2007), for historic standing street furniture, can therefore be utilised to assist in the specialist repair, appropriate and regular maintenance of historic standing items within the area. When possible, a detailed survey of other traditional items including paving and railings should be undertaken. Some signage and street furniture could be improved to look more appropriate and also to give a better framework for interpreting the area on foot. Where possible modern street signs should be rationalised, by removing some of the plethora of pole-mounted signs, or by fixing these to other existing poles or items of street furniture such as bollards. Ensure careful selection of any new street furniture items to ensure good quality and sympathetic design and shape. Work with Highway teams to coordinate and adopt a vocabulary of street furniture that appropriately reflects the special character of the area
Brick Wall	Where Crown Street meets Byron Hill Rd The brick wall at the foot of Crown Street would benefit from re-pointing and the removal of plant growth where this is occurring. There is also a timber double gate sited within the wall that would benefit from a repaint or from being replaced. Approach owners to make them aware of this, and seek potential grant aid for restoration.
Paving	Short Hill Steps The paving and steps could be improved and enhanced. Work with Highways to see this realised.

3. Monitoring

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

1. Carry out a dated photo survey at least every five years to assist with the existing Article 4 Directions
2. Refer unauthorised developments to Enforcement
3. Consult local amenity groups for thoughts on the Conservation Area every 3-5 years. Attend Harrow on the Hill forum meetings quarterly for feedback
4. Before new work is agreed in the area, ensure Conservation Officers carry out an on-site inspection
5. Create and maintain links with relevant stakeholders, property owners and interest groups (as outlined in section 3.2) for feedback on issues in the Conservation Area

3.2 Relevant parties can contribute to the preservation and enhancement of the conservation area. These include: local residents, property owners, shopkeepers and local societies such as the Harrow on the Hill Forum, Harrow Hill Trust, and national societies such as

the Victorian Society. They should be involved in all stages of devising ideas for management and enhancement.

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

aid assistance for repair works to locally listed and listed buildings.

3.4 It is essential when planning works within conservation areas that a considered approach which preserves or enhances the areas character or appearance is adopted. Where a conflict with general planning and highways policies occur special care must be taken to find a solution which meets both the needs of the local community and the historic environment.

4. Design guide

5. Shopfront Guide

Enhancement opportunity in Crown Street, adjacent to number 60



HARROW ON THE HILL VILLAGE CONSERVATION AREA

Design Guide

Alteration and Repair of Victorian Terraced Cottages and Houses

The majority of houses and cottages around West Street, Crown Street, Victoria Terrace, Wellington Terrace, Nelson Road and Waldron Road are covered by Article 4 Directions. In effect this means that in addition to restrictions as a result of Conservation Area designation (see later), planning consent is required for the erection of porches, the replacement of doors, windows and roofing materials, and the painting of external brickwork. Other properties in the Conservation Area not in single residential use such as flats or commercial properties also have restricted permitted development rights. The Planning Department should be consulted for exact restrictions if any works are proposed. The following information is intended to provide guidelines on what will be considered as acceptable alterations.

Windows

The Victorian cottages in the Conservation Area are characterised by wooden, double hung sliding sash windows, usually of a



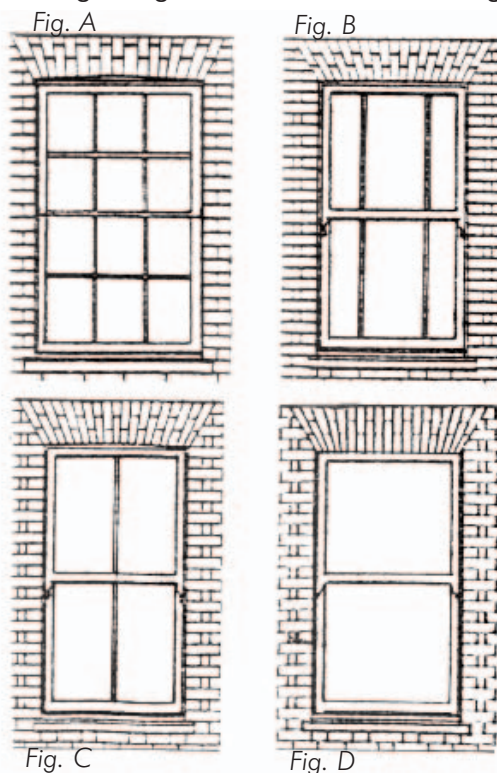
recessed box frame style. This means that the workings of the window, housed in boxes at either side of the frame are recessed behind the reveals of the window opening. The actual style of window is related to the age of the building and this should be borne in mind when considering repairs or

replacement. Generally sash windows of the 19th Century are characterised by the continuing trend towards more glass and less frame in the window construction.

Earlier 19th Century sashes are especially characterised by thin glazing bars with a 6 over 6 pane glazing pattern (fig. A). From the 1830s it became fashionable to have a large central pane surrounded by long narrow margin lights (fig.B). Several original examples of this style of window and the slightly later 2 over 2 pane style (fig.C), can be found in the Conservation Area, although some have been replaced by later designs.

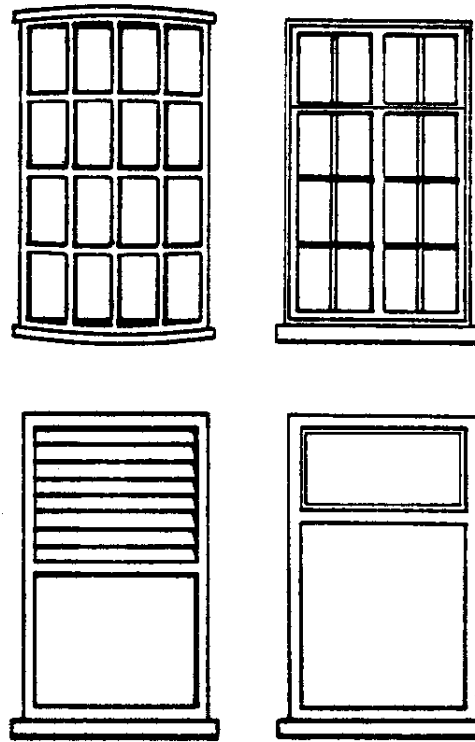
Mid 19th Century and later sashes are readily identifiable by having 'horns': small scrolled brackets at each end of the bottom rail of the top sash. These were designed to strengthen this vulnerable part of the sash, particularly against rot, and to support the larger and heavier panes now being used (towards the end of the 19th Century a 1 over 1 pane pattern was common,fig.D). Also towards the end of the century there was a partial revival of interest in windows with small panes and thick glazing bars, particularly in the upper sash. Examples of where these have replaced older styles of window in earlier houses, and been used in later buildings can be found in the Conservation Area. Careful repair is always preferable and often cheaper than new

work. There are now many firms specialising in the repair and renovation of existing frames. Wet rot is recognisable by cracked and wavy paintwork, the timber beneath being very soft. Replacement sections can be pieced in, taking care that the original profile is accurately reproduced. Sash windows are usually of softwood, painted white. Repairs and replacements should be of the same type of timber as the existing, although a hardwood would be acceptable for the sill. Proprietary draught strips which can be concealed behind the staff and parting beads are recommended. Secondary glazing is thought to be as effective as double glazing and means that the original



Styles of sash windows found in the Conservation Area

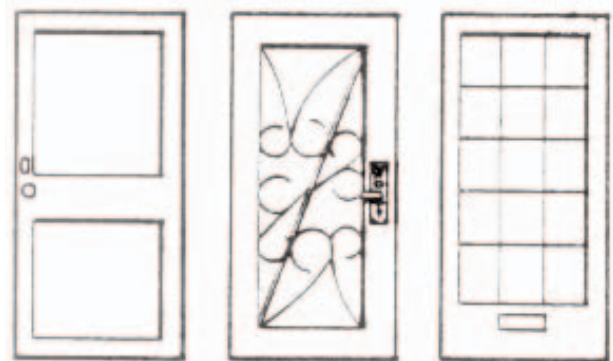
windows can be retained. Replacement should only be considered when repair is no longer possible. Replacement sash windows should normally be of softwood and the same design as the window being replaced. This is especially important with regard to proportioning and the profile and thickness of glazing bars. Remember pre 1850 sashes do not have horns. If the window to be replaced is not original the Council is willing to advise on a suitable style that reflects the age of the building. Casement windows, modern UPVC units or 'Georgian style bow windows are not suitable replacements.



Examples of inappropriate replacement windows

Doors

Traditionally doors would have been of softwood and panelled in simple designs, with no glazing. Replacements, if found to be absolutely necessary, should replicate these original styles. Modern exotic designs in hardwood, aluminium 'shopfront' style doors, and wrought iron screens are out of keeping with the character of the area.



Examples of inappropriate replacement doors

Roofs

The roofs are predominantly of slate, sometimes with decorative ridge tiles. Where re-roofing is necessary only replacement with natural slate will be acceptable, as the use of concrete tiles and even artificial slates can

dramatically alter the character of a house. Spanish slate may provide a cheaper alternative to original Welsh slate but must be as close as possible in colour and texture. During roofing work attention should be paid to any party parapets and chimney stacks and repair carried out wherever necessary. If re-pointing or rebuilding is required the bonding and pointing must match the original. Weatherstruck pointing will not normally be appropriate. There is a strong presumption against the demolition of chimney stacks as this radically alters the appearance of the property and can destroy the group value of a terrace. Additionally lowering the height of a chimney may reduce its effectiveness. If unused fireplaces are fitted with grilles and the pots with ventilating top cowls, chimneys can remain useful by providing controllable ventilation. Within a Conservation Area the enlargement of a house which involves an addition or alteration to the roof requires planning consent. Such extensions can significantly change the appearance of a house and their effect upon the roof profile needs careful consideration, especially in such a location as the Hill. In some instances a dormer window would be unacceptable. If a dormer window is acceptable, its appearance will be influenced by: scale (in relation to the proportions of the existing building and roof slope); position (avoiding the overlapping of existing hips and ridges); and design (relating to the architectural style and design of the dwelling itself). Dormer windows are often not original features on many of the properties and their introduction may erode the character of buildings.

Side and Rear Extensions

Generally the potential for side or rear extensions to many properties in the Conservation area is limited due to the small plot sizes and the topography of the area. Extensions should respect the original house form in terms of size, bulk and design. Matching bricks, bonding, pointing, roofing, water goods, windows and doors should be used in any extension. Proper regard should be had to possible impact on adjoining residents.

Details and Decoration

Careful examination of individual properties often reveals that a number of details or decorative features have been used to varying degrees. Dentil courses and decorative brick string courses are often used, as well as different forms of brick arch to openings, and occasionally stone dressings. All of these features should be retained as they provide subtle individualism to properties that may at first appear similar.

Similarly great care needs to be taken with the introduction of satellite antennae and aerials. Wherever possible these should be sited in rear gardens or if absolutely necessary to the rear or unexposed elevations only.

Works Requiring Planning Permission In Conservation Areas

- **1. Demolition.** If you intend to totally or substantially demolish any unlisted building with a cubic content greater than 115 cubic metres within a Conservation Area you will require "Conservation Area Consent". This may also include demolition of walls over a metre in height.
- **2. Erection of outbuildings, garden sheds etc.** Outbuilding structures up to 10 cubic metres in volume do not require planning permission. Outbuildings over 10 cubic metres will be regarded as an enlargement of the original dwellinghouse and may therefore require planning permission (see point 3 below).
- **3. Extensions to houses, including outbuildings.** Planning permission will be required for an extension to an existing dwellinghouse or the erection of an outbuilding that has a volume of more than 50 cubic metres (or 10% of the volume of the original dwellinghouse, whichever is the greater). If the house has already been extended or outbuildings have already been put up, then the size of any further extension or outbuilding you can build without permission will be reduced by the volume of the previous extensions or outbuildings.

- **4. Roof extensions.** Planning permission will be required for the extension of, or alterations to, the roof on a dwellinghouse (for example, the insertion of dormer windows in a roof). Velux windows are unlikely to be unacceptable within the conservation area.
- **5. Satellite dishes.** Up to two satellite antenna are permitted on dwelling houses and other buildings under 15 metres in height (for example houses subdivided into flats), subject to their size, volume and siting. Planning permission will be required for antennas on a chimney, wall or roof slope which both faces onto and is visible from a highway. Up to four satellite antenna are permitted on a buildings above 15 metres in height, subject to their size, volume and siting. Planning permission will be required for antennas on a chimney, wall or roof slope which both faces onto and is visible from a highway. Further guidance on satellite dishes can be found in the following leaflet "A Householders' Planning Guide to the Installation of Antennas", available online at www.odpm.gov.uk or from the planning department on request.
- **6. Cladding.** Planning permission is required to clad the exterior of a dwellinghouse with stone, artificial stone, timber, plastic or tiles.

These works are in addition to the normal planning controls that apply nationwide. this leaflet should therefore be read in conjunction with the government booklet "Planning: A Guide for Householders" (available online at www.odpm.gov.uk or from the planning department on request) which includes more general advice on what requires planning permission. This leaflet only provides a summary of the key planning controls in conservation areas and is not a definite or legally binding document. It is always advisable to check with the planning department before undertaking works to see whether planning permission is required. Formal confirmation of whether planning permission is required can only be provided

by applying for a Certificate of Lawfulness from the planning department. Application forms can be obtained on-line at www.harrow.gov.uk or from the planning department on request.

NB:FURTHER RESTRICTIONS OFTEN APPLY AS A RESULT OF ARTICLE 4 DIRECTIONS - FOR FURTHER ADVICE ON THE ABOVE MATTERS, TEL:

020 8736 6101 or 6100.

or

www.harrow.gov.uk

- * Six weeks notice is required to the Council of any intention to do work to trees within the area. Tel: 020 8736 6092 direct.

Community & Environment services
Conservation team
Civic centre
Station road
Harrow
HA1 2UY

HARROW ON THE HILL VILLAGE CONSERVATION AREA

Shopfront Design Guide

Shopfronts and Signage

Shops and other commercial activities have played an important part in the history of Harrow on the Hill and their presence has greatly influenced the character of the village. Today, shop fronts remain on the High Street, West Street and Crown Street. Many are still in use, while others now form part of residential or commercial accommodation. A large number of shop fronts are in original condition although some have been partially altered. A few have been replaced with modern alternatives and in some cases have been removed completely, leaving an exposed wooden bressumer and telltale areas of modern brickwork or render.

The existing shop fronts are usually found in groups and comprise a variety of styles, and ages although most are Victorian. The later, purpose built groups generally have shop fronts of similar design, while the older buildings, display a diversity of detailing.

The Council will seek to encourage owners to retain shopfronts particularly where they are of architectural or historic importance.



The replacement of inappropriate shop fronts with sympathetic replacements will also be encouraged. Within conservation areas, consent will be required for the removal of existing shop fronts, and also for the installation of new shop fronts. Certain advertisements such as illuminated fascia signs, projecting box signs, or other structures, and signs over a specified size or located above the cill of a first floor window will also require consent. All works to listed buildings, other than minor repairs will require listed building consent. The design advice contained in this leaflet is of a general nature and may not be appropriate to every building in the conservation area. Each case, should be treated individually, with special attention being paid to the design of the shop front, its appropriateness to the building of which it forms a part, its relationship to adjoining properties and its affect on the street scene. Standard designs should therefore be avoided. Advice and further information on these matters and guidance regarding consent can be obtained from the Council's Conservation Section.

Existing Shopfront Design and Detailing.

The shop fronts found in the village are of predominantly traditional design and so exhibit some similar design features (see overleaf).

(1) The Entablature

The entablature, located between ground and first floor is a feature derived from classical architecture and is an important element of shop front design. In functional terms it acts to conceal the bressumer supporting the upper floors. Entablatures in this area are traditionally constructed of wood or moulded plaster, and comprise 3 elements. These are the architrave which acts as stop to the glazed area, the fascia board which carries the shop name, and above, dividing the shop front from the upper floor is the cornice which is a dominant and heavily moulded feature.

(2) Consols and Pilasters

On large, or later shop fronts the entablature is often contained within a pair of consols, which can be corbelled and include a variety of motifs and decoration. These form the upper part of the pilaster, and are balanced at ground level by a projecting plinth. Pilasters in this area are generally rather plain, comprising applied timber with headed detail or simple rendered panels. The design of door glazing normally

reflects the style of the adjoining shop window, and the larger shops, particularly on the High Street often include double doors. Above the door it is usual to find a fanlight, in many cases these were hinged to provide ventilation. It is not uncommon to find a metal fretwork ventilation grill above the fanlight, which sometimes continues below the architrave to form part of the shop front.

(3) Entrances

These may be located centrally or to one side, and are either flush with the shop front, or recessed. In corner locations shops are usually double fronted, with doors located diagonally across the corner. Larger frontages often include an entrance to the first floor.

(4) Doors and Fanlights

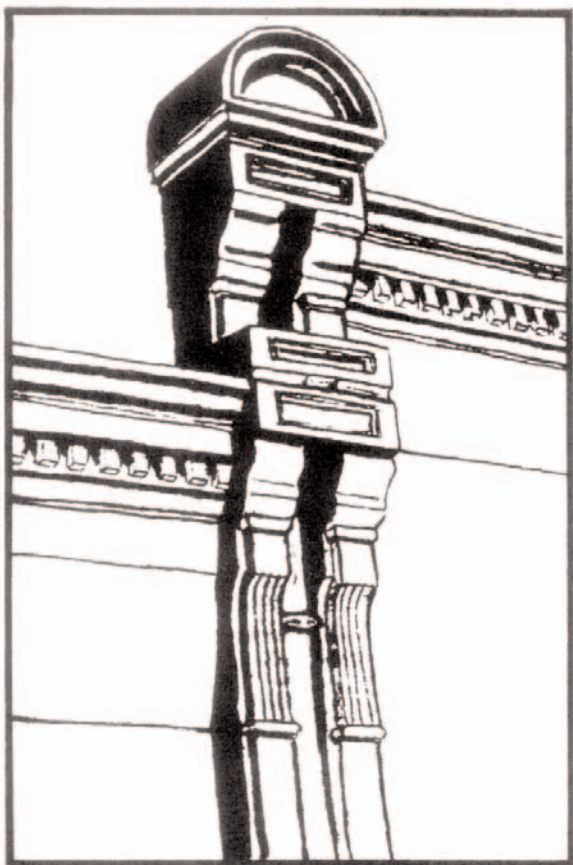
Shop front doors are predominantly half or three quarter glazed, and set in timber frames. The lower portion of the door usually includes fielded panels with beaded detail and door furniture is generally of simple functional design.

(5) Windows

In the village, shop windows are of a variety of designs, but most are divided vertically by mullions and in many cases horizontally by transoms, forming top lights. The early shop fronts have wide, flat glazing bars which have a heavy appearance and windows which are divided into a number of small panes.

Later designs reflect advances in glass production and the removal of glass excise duty (1845). This resulted in much larger panes of glass being used, thus reducing the need for numerous glazing bars. These in turn became noticeably more slender and more decorative, producing a much lighter appearance. It is not uncommon from the late Victorian period onward to find glazing bars of various metals.

It is interesting to note that some of the shop windows in the area are formed from large sash windows. A number are purpose built, while others seem to have resulted



Moulded detail on a consol and pilaster found at 21-29 West Street



Key

- | | | | | |
|-------------------|-----------------------|----------------------|--------------------|----------------------|
| <i>A. Cornice</i> | <i>B. Fascia</i> | <i>C. Architrave</i> | <i>D. Mullion</i> | <i>E. Stallriser</i> |
| <i>F. Consul</i> | <i>G. Entablature</i> | <i>H. Fanlight</i> | <i>J. Pilaster</i> | <i>K. Plinth</i> |

from the conversion of the ground floor of cottages to form shops. Not all the shops in the village have conventional 'flat' windows; numbers 45-49 High Street have interesting angled windows with heavily decorated spandrels, while number 86 has curved corner glazing. However, it should be noted that most of the 'Georgian' style shop windows are modern additions, which in general do not reflect the age and architecture of the buildings in which they are installed.

(6) Stallrisers

The base of most shop windows includes a stallriser, which in early shop fronts supported a stall board. This is a feature which echoed the first shops, when goods were sold through an unglazed opening. Originally stallrisers were quite high, however over time they have become a less important feature. In this area they are

usually constructed of brick and are rendered.

Shop Signage.

Signage throughout the area is usually rather simple and low key. Fascia signs are predominantly painted and unilluminated, and small projecting signs of wood or metal are a common feature of the smaller properties particularly on the High Street.

Alterations and Repairs

Shopfronts

The retention of existing shop fronts, particularly those of historic or architectural merit is to be encouraged. However in some cases the replacement of an inappropriate modern shop front may also be desirable. In these cases the replacement shop front should be of traditional design and of a style contemporary with that of the building. It should reflect the original plot width, and



Typical hanging sign

where appropriate continue the fascia height and proportions of the adjoining shop fronts. In some cases it will be necessary to duplicate console and pilaster details, particularly if the shop front falls within a group of similar design.

Where it becomes necessary to alter shop windows, traditional features such as mullions and glazing bars should be incorporated into the design. The profiles of original, existing glazing bars and stiles should where possible be replicated in matching materials. This work is best undertaken when the originals have been stripped of paint. The paint work which has been removed will also indicate early colour schemes which may be duplicated.

Large expanses of plate glass or louvre windows detract from the street scene and so should be avoided. Where these exist, and when the opportunity arises the installation of vertical mullions can reduce the dominant appearance of these windows.

Where possible original glass should be retained and reused. "Bulls eye" glazing and tinted glass are historically and visually inappropriate and should not be used in this sensitive location.

Stallrisers and pilasters are important elements of shop front design and should be retained and reinstated where lost. The cladding of those features in for example,

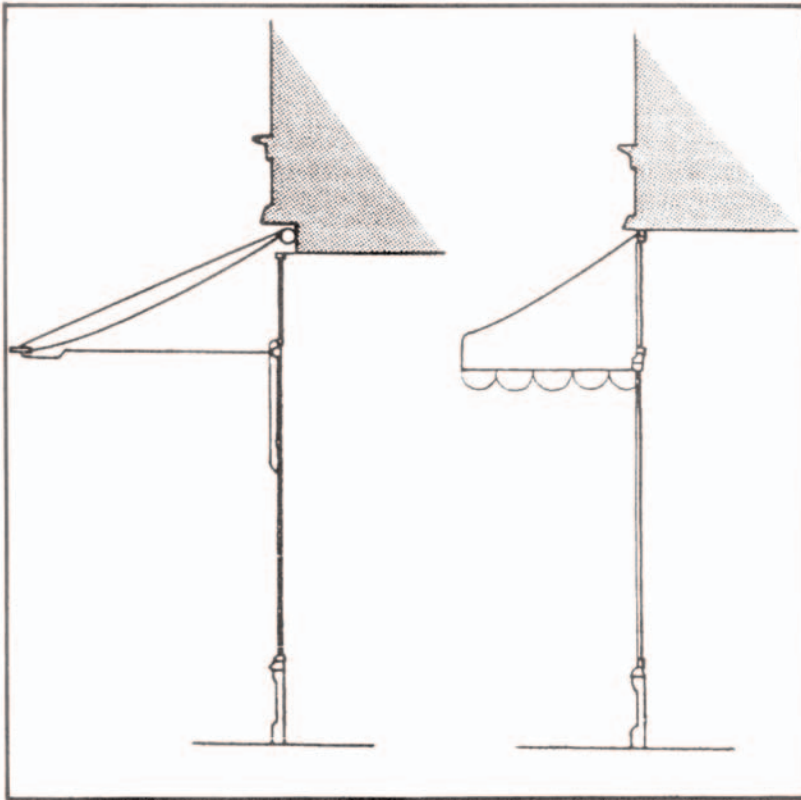
timber boarding, laminate sheeting or marble will not be encouraged. In order to maintain the existing appearance of the area glazed bricks and original finishes should where possible be retained or reinstated.

Fascia Signs.

In general existing original fascia signs should also be retained wherever possible, and in certain cases the removal of a modern fascia sign may expose the original beneath, which can be reused. In order to maintain the existing character of this conservation area new fascia signs should be of a simple design. They should be located so as not to obscure original features and they should also be of the right scale and depth for the shop front. Signs should be painted onto the fascia, or applied as individual letters. These should be of an appropriate style and scale, so as not to appear over elaborate and dominant. Shop numbers should also be included as part of the signage design. Bright colours and reflective surfaces should normally be avoided in this area. Illuminated box signs are not appropriate in this village location. However, external illumination may be acceptable on those properties located in the High Street. This should be unobtrusive, for example individual spot lights or lamps, and levels of illumination should be maintained at a minimum.

Projecting Signs and Advertisements.

Simple, small timber and metal bracket hung signs are a feature of this area. These should be limited to one per building, and located at fascia level where possible. Internally illuminated signs will not be acceptable, although external illumination as previously described may be acceptable in the High Street. Signage on upper floors should be minimised to prevent a cluttered appearance. Although, appropriately designed individual letters may be applied to first floor windows, provided that this floor is in separate use. Bill Posters, window stickers and other advertisements should be avoided as they provide unnecessary visual clutter which can detract from the appearance of individual shop fronts, and the street scene as a whole.



Traditional retractable blind & Modern fixed blind

iron bars could also be used. When designing new shop fronts or alterations, security measures such as steel reinforced glazing bars, and brick or concrete backed stallrisers should be considered.

Burglar and Fire Alarms.

These should be located as unobtrusively as possible, preferably on rear elevations. Where they are located on a street frontage they should be painted to blend with the shop front or the brick work to which they are attached.

Blinds

These can be an attractive feature and many existing shop fronts retain original retractable canvas blinds, housed in boxes which form part of the entablature. When in use these are supported on metal stays attached to the pilasters. Fixed blinds such as "Dutch blinds", those made of shiny materials for example P.V.C. and blinds which include advertising other than the name of the shop or business, detract from the street scene and are not considered acceptable in this location. Existing blinds should therefore be repaired or replaced with blinds of traditional design. However, the installation of blinds may not be appropriate on all buildings, especially buildings of particular architectural merit.

Roller Shutters.

External roller shutters and security grills can be bulky and unattractive and are not acceptable. As an alternative an internal roller shutter can be inserted behind a window display for added security. Where appropriate, particularly on smaller shop fronts the traditional method of using wooden window shutters secured with

Disabled Access

For information on Disabled Access, please refer to the Council's Access for All Supplementary Planning Document.

Produced by:

Harrow Council

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Contact the team on:

020 8736 6100, or 6101
 or www.harrow.gov.uk



HARROW ON THE HILL VILLAGE

6. Protective Measures – Policies and Controls

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

2. There will be a presumption against the demolition of buildings within the conservation area

3. Alterations resulting in the loss of original design features, such as traditional windows and doors, will be resisted. Replacement windows and doors constructed of non-traditional materials will not be acceptable.

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

5. The Council will encourage the utility companies to install the minimum amount of new street furniture and to locate any furniture sensitively. Where within Council control, the retention or reinstatement of traditionally designed street furniture and materials, such as street lamps, will be required. We will seek to ensure that redundant and unsightly street furniture will be

removed where opportunities occur. This shall not occur at the expense of road safety.

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

7. The Council recognises the archaeological importance of the area, and where necessary will ensure that appropriate action or works, such as an excavation or building recording, can be carried out before development commences

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

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

a) Respect existing properties and areas of open space in terms of bulk, scale and siting.

b) Respect and complement the existing building in terms of design, siting, detailing, scale and materials in any proposals for extensions or alterations

c) Respect the existing urban grain, and historical form of the townscape and street scene.

d) Not impede significant views,

diminish the gap between buildings or intrude into areas of open space as defined on the map on page 10 of the Appraisal

10. Trees and groups of trees will continue to be protected by tree preservation orders and development adversely affecting significant trees will be resisted.

11. The retention of original floorscape materials such as cobbles or stone pavers will be encouraged. Wherever practicable replacement floorscapes should be of appropriate materials.

12. The Council will seek to ensure (using powers granted under the Article 4 Directions) that boundary treatments respect the character of the area, in terms of their appearance and materials used.

13. The Council will normally resist the removal of existing shopfronts, especially those of architectural or historic merit, and encourage their future retention and repair.

14. There will be a presumption against the change of use from use classes A1, A2, A3, and A4, to uses outside these classes, particularly on the High Street and the area to surround The Green.



Other Publications

The Council produce the following supplementary Guidance leaflets that are relevant to the this C. A.

Conservation Areas: Residential Planning Guidelines

Listed Buildings: Planning Guidelines

London Borough of Harrow Conservation Areas

London Borough of Harrow Listed Buildings

Listed Building Consent Design & Access statements

Harrow on the Hill Hill CA Study

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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