

# SADBURY HILL

MANAGEMENT STUDY

Area Number 10



**C**onservation Area Appraisals provide an analysis of the character and appearance of the conservation area to identify those elements that should be protected as well as opportunities for change, improvement or enhancement. This management strategy uses this analysis to look forward and set out how the area's character will be preserved or enhanced. It sets out policies and controls to protect and preserve the area and actions to enhance it. Each section is linked to the relevant policy guidance, which provides the framework for the future management and enhancement of the conservation area. The following proposal statement provides a list of actions, related to those features/issues identified as 'negative' and 'neutral'.



Property in poor state of repair, Sudbury Hill

Level and speed of traffic flows can be a problem along Sudbury Hill



## 1. Purpose of the Strategy

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

Negative Features, Location Pressures or Issues		Solution / Enhancement Proposal
The level and speed of traffic flows	Along London Road and Sudbury Hill	The Council should make further efforts to reduce speeds and encourage local support for a reduction in speed limits. Textured traditional materials can be used to help keep traffic speeds down, although a consideration should be given to the noise and aesthetic impact.
Hardsurfacing of front gardens and the creation of driveways.	Intermittent throughout the conservation area (for example, Mountside and Oakside, Sudbury Hill)	An Article 4(2) Direction could be considered following a careful survey and proper justification.
Flat conversions	Intermittent throughout the conservation area (for example, Uplands and Parkside, London Road)	Applications for the conversion of single-family dwelling houses to flats will be resisted through the introduction of a relevant policy with this management strategy
Bumpy, broken pavement and roads and patchwork effect due to works	Intermittent throughout the conservation area	Inform the Council's Highways Department and consider a streetscape audit. Where possible Highways should replace pavements with slabs rather than tarmac, since this would be more sympathetic to the character of the area. Monitor contractors to ensure that they replace like for like
Empty plot on the site of 40 (Sunningdale) London Road that was demolished in the early 21st century.	Sunningdale, 40 London Road	Monitor works on site and consider appropriate action if necessary
Properties in a state of disrepair	Intermittent throughout the conservation area (for example Longridge, London Road)	Consult with owners and consider the use of Section 215 Notices under the 1990 Town & Country Planning Act to improve the appearance of these properties.
Removal of important historical feature	East side of Sudbury Hill, just north of the entrance to Chasewood Park	* Research into the present location of the seat.
Occasional inappropriate development including new buildings and extensions/alterations	Intermittent throughout the conservation area for example picture shows Parkside, London Road	* New development and alterations/extensions should respect the existing architectural style and character of the area as outlined within the conservation area character appraisal. * More specifically it should respect the following design principles: 1) Apparent bulk is often reduced using dormers and basements. 2) Design is often traditional and harmonizing although varied. 3) High quality materials are used, for example timber windows. 4) Development follows the slope of the land. 5) Development respects existing densities of development.



A survey of architectural features in the area could lead to further protection for important architectural features

Areas of on street parking	London Road and Sudbury Hill and Mount Park Road	Consideration of any mitigation measures must take account of the Hill as a whole for a comprehensive solution. Each street should be considered in detail and the evidence base should take into account the impact of school traffic.
Lack of protection for many original features	Throughout the conservation area	An Article 4(2) Direction could be considered following a careful survey and proper justification.
Pressure for telecommunications developments	Throughout conservation area, but mainly London Road & Sudbury Hill	The Council will refuse any proposal that detrimentally affect the character and appearance of the conservation area

## 2.2 Neutral Areas

Neutral areas/issues neither enhance nor detract from the character or appearance of the

conservation area. Like negative features though they offer the potential for enhancement. They are outlined in table within the

linked Sudbury Hill Conservation Area appraisal. They are addressed in the following table:

Neutral Area	Location	Enhancement Proposal
Street furniture such as signs, bins, salt bins and guard rails, street lights	Intermittent throughout conservation area	Ensure that the Council's Highways department consults conservation officers over proposed new items of street furniture. Carry out a streetscape audit as recommended by English Heritage to record all plaques and items that form part of the character of the area, and to record unusual and special elements of the public realm. This document will ensure that as elements of the street are renewed, the Council will be aware of what is special and needs to be retained, where to improve and what sorts of materials are likely to be appropriate. Replace plain streetlights with more sympathetic designs found elsewhere.
Neutral/negative buildings	Highlighted on map in character appraisal	* Encourage sympathetic and high quality (re)development by referring developers to the conservation area appraisal and the following design principles: <ol style="list-style-type: none"> <li>1) Apparent bulk is often reduced using dormers and basements.</li> <li>2) Design is often traditional and harmonizing although varied.</li> <li>3) High quality materials are used for example timber windows.</li> <li>4) Development follows the slope of the land.</li> <li>5) Development respects existing densities of development.</li> </ol>

## 2.3. Article 4(2) Directions

The conservation area contains a large number of original features in terms of windows, decorative ironwork and plasterwork in pediments or brackets to windows that contribute to its special interest in terms of its architectural and

historic character. The soft and informal character of the conservation area is also part of its special character. Driveways are generally of soft materials and therefore add to this. However, at present there is little preventing the removal of these features. It is therefore suggested

that following a thorough survey and justification relevant Article 4 (2) Directions could be implemented. This would have the effect of requiring planning permission for what would otherwise constitute permitted development under the Town and Country Planning (General



St Dominic's Chapel,  
designed by  
Arthur Young  
of Young and  
Reid

Gothic Villas  
(7-17 London  
Road) by  
Decimus  
Burton



Permitted Development) Order 1995 which would not require permission.

#### 2.4. Proposed Listed and Locally Listed Buildings

The Secretary of State has a statutory duty to compile a list of buildings of special architectural or historic interest. English Heritage is responsible for selecting and grading such buildings according to definite listing criteria. The Council can play a role by appraising and nominating suitable buildings for listing. Buildings which are of special interest locally but do not as yet warrant statutory listing can be listed locally by the Council. Surveying the area for the conservation area appraisal has highlighted the following buildings with potential for either local or statutory listed status:

1) St. Dominic's Chapel, Mount Park Avenue was built in 1924 and designed by Arthur Young of Young and Reid who was also the architect of the now grade II listed Our Lady and St. Thomas of Canterbury Churches in Roxborough Park. This is an attractive stone chapel designed in a conservative Perpendicular style. Indeed, there is battlemented parapet detail and a turret between the nave and transept with pointed spire above. It also features a stained glass window by Wilfred Hill and a reredos flanked by carved panels. Its steeply pitched roof with tile banding detail ensures it

sits neatly in its surroundings.

The property can be traced to the development of the nearby Grade II listed The Mount House on Sudbury Hill on London Road. The Mount House was built by Samuel Hoare between 1807 and 1817 as the mansion at the heart of his estate, the Mount Park Estate. Samuel Hoare owned large areas of land west of Sudbury Hill stretching southwards to where South Hill Avenue now lies. In 1858 his widow put 133 acres of land up for sale. The Dominican sisters bought part of the estate and moved there in 1878 after being expressly invited by Cardinal Manning who in the 1820s had been a boy at Harrow School and opened a girl's boarding school. In 1921 Cardinal Boume dedicated the chapel for this school on Mount Park Avenue.

2) Numbers 7 to 17 (Gothic Villas), London Road dates to 1830 to 1840. It was originally known as 'Gothic House'. It was designed by Decimus Burton for Alexander MacGregor, the then owner of Harrow Park. Decimus Burton was a noted architect of this period. He built villas and terraces in Regents Park under John Nash's supervision. He also built the now grade II listed Harrow School Headmaster's House on High Street, Harrow on the Hill.

There were some alterations to Gothic Villas by J. B. Papworth in 1839. It is an almost symmetrical, 3 storey brown brick building with a slate roof. It has a two bay centre block under twin gables which emphasises its grandeur. It has 3 light mullioned windows to first storey, with drip moulds and 2 light windows to second storey. 2-storey right hand wing with chamfered pavilion and a left hand wing also 2 storeys with a gabled pavilion. There is a dentil cornice, a square hipped bay. The windows are inset casement style of varying designs whilst the doors are also inset with pointed arches. This property was also suggested for consideration for listed status when the conservation area was appraised for the previous policy statement in 1994. However, this property was not put forward at that stage.

3) The Little House and The Hermitage, London Road form a symmetrical pair dating to 1870. They are rather unique at this point given their relatively small size (two bays wide and two storeys high) and cottage style. The building was originally constructed of yellow stock brick but has now been painted a pale yellow colour. Each house has two front bay windows with hipped slate roofs and one gable end dormer each above these. There is a continuous coggled course along the front of the properties. Both have



Symmetrical pair - the Little House and the Hermitage, London Road



Belle Vue - well proportioned classically inspired villa

entrance doors with drip moulds over. There is a dominant tall central chimney topped by four chimneystacks above. Each of the gable ends has attractive 2.5 Belle Vue has been identified for locally listed status. This is an attractive well-proportioned classical style villa dating to 1864. It is a three-storey property with additional basement. It has a rendered front of pale yellow on the second and third floors and white rusticated stucco on the ground and lower ground floor. These floors have a bay window topped by decorative ironwork railings. Adding to its refinement there is a stone staircase with iron balustrades leading to the front door that is surrounded by a classically inspired porch. There are decorative bracketed eaves and wooden sash windows. Unfortunately the ground floor bay window has been replaced.

To seek statutory listing we will contact English Heritage who is responsible for the maintaining and updating the statutory list of listed buildings. We will provide as much information as possible in support of our recommendations including that outlined within this document. The Council makes decisions on local listing and a report would be put forward to the Local Development Framework Panel.

### 3. Monitoring and Support

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

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

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

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

# SADBURY HILL

## POLICIES:

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

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

2. There will be a presumption against the demolition of buildings that make a positive contribution to the character of the conservation area.

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

- a) Respect existing properties and areas of open space in terms of bulk, scale and siting.
- b) Not impede significant views (as defined on the map entitled 'Key Views Into, Within and Out of Sudbury Hill' within the Conservation Area Appraisal), diminish the gap between buildings

or intrude into areas of open space.

- c) Respect the existing layout and historical form of the townscape and street scene.
- d) Respect and complement the existing buildings in terms of design, detailing, scale and materials in any proposals for extensions or alterations.

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

5. Preference will be given for the retention of large single detached houses. There will be a presumption against change of use to flats and other institutional uses.

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

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

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

seek to ensure that redundant and unsightly street furniture will be removed where opportunities occur. This shall not occur at the expense of road safety.

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

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

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

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

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



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### Other Publications

The Council produce the following Supplementary Guidance leaflets that are relevant to the Sudbury Hill Conservation Area

Conservation Areas: Residential Planning Guidelines

Listed Buildings: Planning Guidelines

London Borough of Harrow Listed Buildings

London Borough of Harrow Conservation Areas

Listed Building Consent design & Access Statements

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