

ROXBOROUGH PARK & THE GROVE

CONSERVATION AREA STUDY

Area Number 22



War Memorial at the foot of Grove Hill

Roxborough Park and the Grove Conservation Area is an attractive combination of high quality historic architecture and important public green open spaces, including the Grove Open Space and Church Fields, that serve to emphasize its distinction from the surrounding more modern commercial development of Harrow town centre and the other higher density urban sprawl. The area's undulating topography and unusually permeable pedestrian network complement and enhance the area's visual quality, creating attractive views within, into and out of the conservation area.

1. Introduction

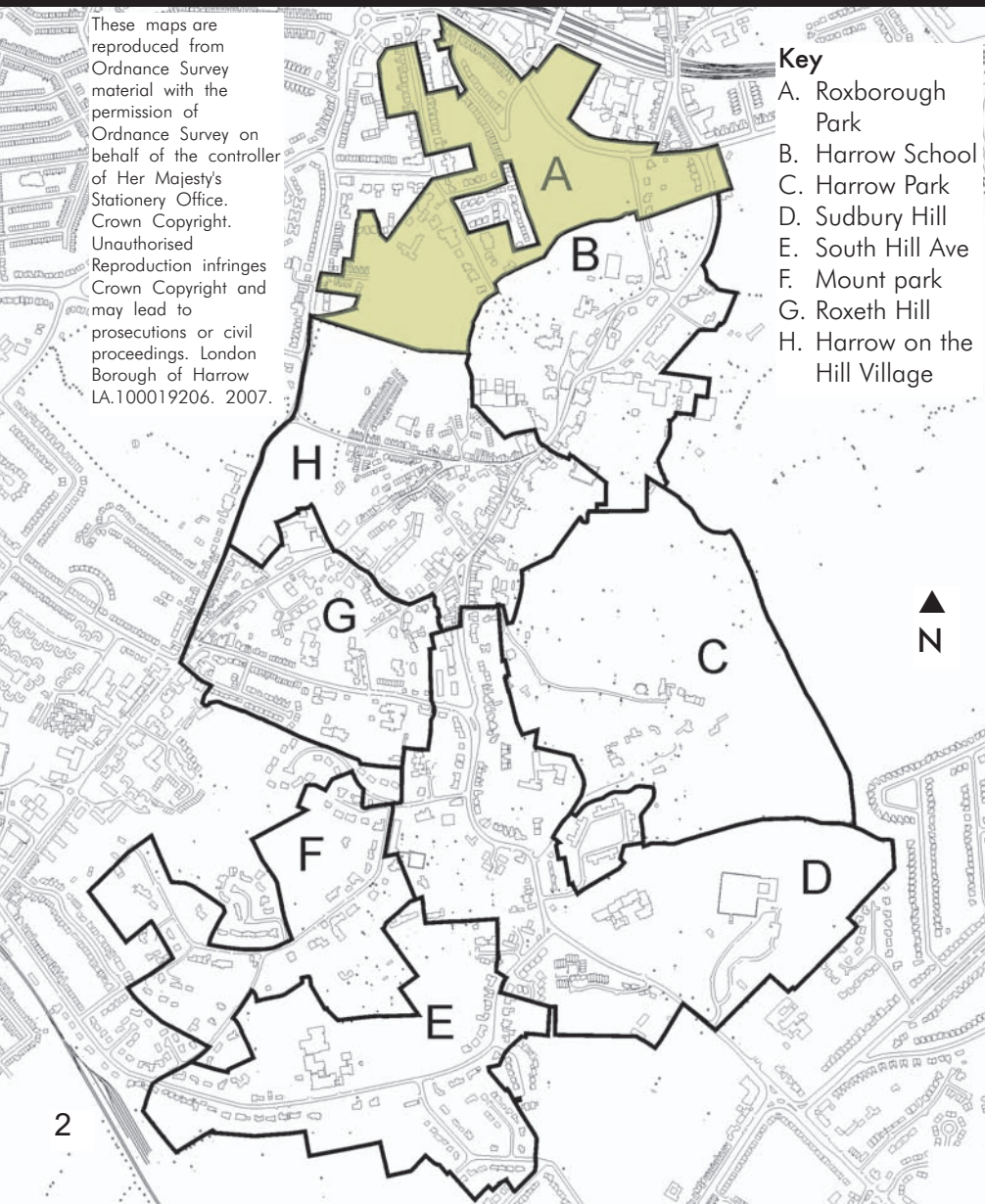
1.1 Roxborough Park and the Grove Conservation Area is an attractive combination of high quality historic architecture and important public green open spaces, including the Grove Open Space and Church Fields, that serve to emphasize its distinction from the surrounding more modern commercial development of Harrow town centre and the other higher density urban sprawl.

The area's undulating topography and unusually permeable pedestrian network complement and enhance the area's visual quality, creating attractive views within, into and out of the conservation area.

1.2 The Roxborough Park and the Grove Conservation Area is situated on the north and north-western slopes of Harrow Hill. It is bounded to the south by the Harrow on the Hill Village Conservation Area which is

characterised by the High Street and a high density town centre feel, and to the southeast by the Harrow School Conservation Area which is characterised by the large dramatic Harrow School buildings. The Metropolitan railway line runs immediately north, thereby marking a hard edge between it and the more commercial and modern development of the town centre. The conservation area is therefore quite distinct in character from surrounding areas.

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



2. Planning Policy Context

2.1 The area was first designated as a conservation area in 1980. The area was extended in 1991 to include further examples of varied late Victorian/Edwardian housing, mature planting and good boundaries.

2.2 Designation of a conservation area puts a duty on the local authority to assess the special interest of a conservation area and to develop management and enhancement proposals. So, this Conservation Area Appraisal (C.A.A.) evaluates the special character of the area and sets out opportunities for preservation and enhancement. This provides the basis for making sustainable decisions about its future through the development of management proposals. These are contained in the linked document 'Roxborough Park and the Grove Management Strategy'. Both the Conservation Area Appraisal and Management Strategy create a more up to date version of the existing Roxborough Park and the Grove Policy Statement adopted in 1993.

Dense
greenery
along Grove
Hill



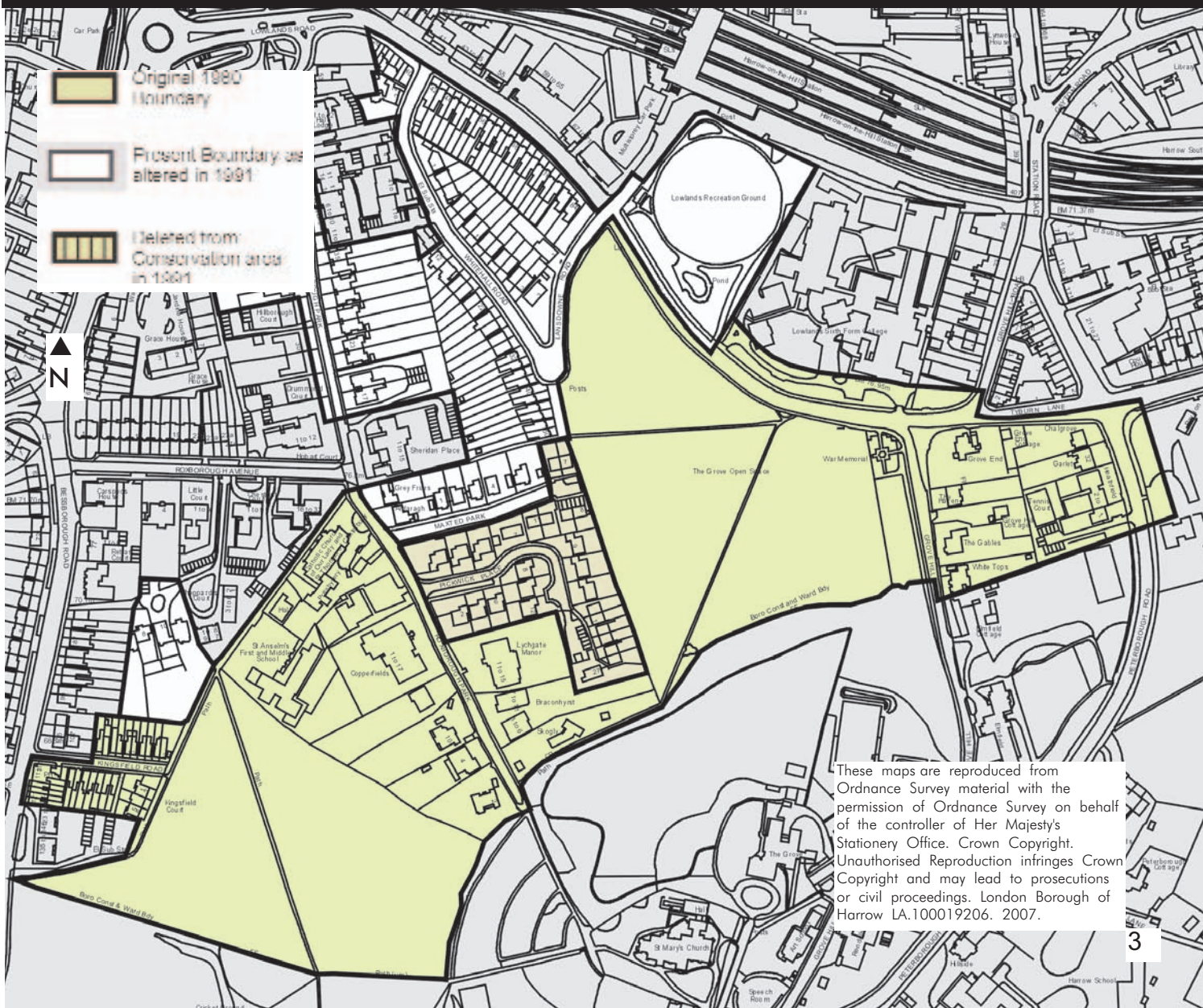
Much of the information, ideas and policies from the 1993 document have been carried forward and developed in line with current English Heritage guidance. This appraisal and management strategy are formally adopted, and will carry weight as a material planning consideration for assessing all development proposals.

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 Harrow on the Hill Conservation Areas Supplementary Planning Document 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

Planning (Listed Building and Conservation Area) Act 1990. The area should also be set in the context of the recent Harrow on the Hill Station Planning Brief, which outlines the Council's objectives for the redevelopment of the station and surrounding land. 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.

Map showing previous and current boundaries



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Gothic style to the Church of Our Lady and Saint Thomas of Canterbury, Roxborough Road



Medieval style to Victorian Greyfriars, Roxborough Road

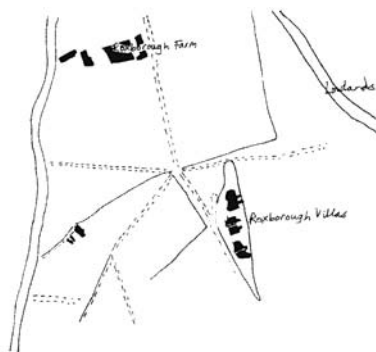
3. Summary of Special Interest

3.1 Roxborough Park and the Grove Conservation Area is characterised by its undulating topography, and unusually permeable pedestrian plan form. There is historic interest and a high quality of architecture throughout, but particularly along Grove Hill and Peterborough Road. As a mark of this nine properties are listed whilst 36 are locally listed. The area contains mainly Victorian and Edwardian buildings providing a good variety of architectural styles including Arts and Crafts designs, late Victorian and Edwardian semi-detached houses and medieval/Gothic style properties. However, properties are united by their common scale, siting and use of high quality materials and

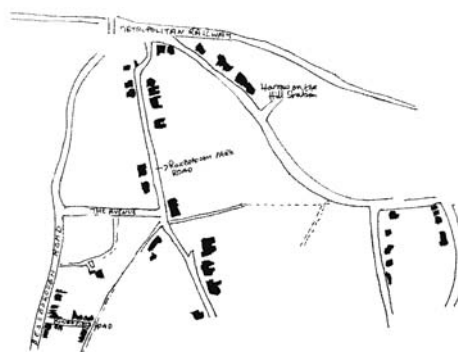
similar features such as decoratively carved bargeboards. Public and private greenery also contributes greatly to the area's appearance. This helps soften the streetscene and provide an attractive setting for the architecture of the area. It also creates an area of some biodiversity value. Indeed, the green open spaces of The Grove and Church Fields are designated 'Sites of Nature Conservation Interest' in recognition of their ecological importance. The open land is also an important characteristic as it marks a clear division between the relatively low density and historic development covering Harrow on the Hill and the higher density, more modern and commercial development in the centre of Harrow.

3.2 The above characteristics together form another key feature of the area: attractive views within, into, and out of the conservation area. For example, the slope of Roxborough Park means panoramic views are available north eastwards towards the skyline. The area has a varied character as the density of development ranges from relatively high with semi-detached residential properties, to green, open grassland or meadowland. The area is largely residential, comprising mainly single family dwelling houses. Servicing this residential usage is the Church of Our Lady and Saint Thomas of Canterbury, St. Anselm's School, a parade of shops and a public house. Also, the open land provides space for leisure and relaxation. As a further mark of the importance of the area, the southern slopes are included within the Harrow on the Hill Area of Special Character and the northern part of the area is covered by Metropolitan Open Land and so is of 'strategic importance'.

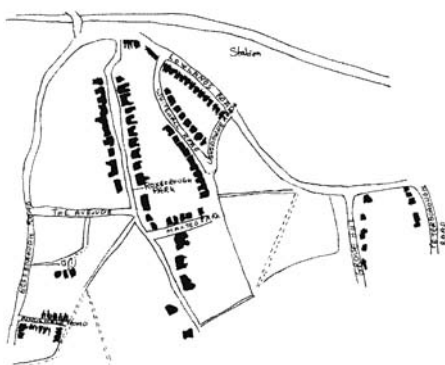
Urban Morphology Maps



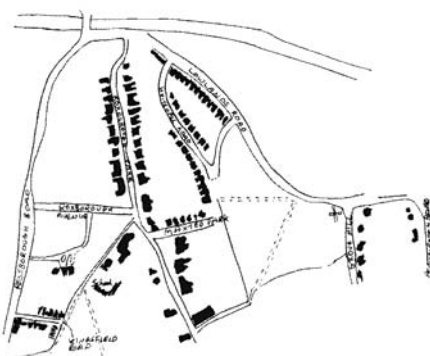
1864



1895



1914



1935

4. Historical Development

4.1 To understand an area's character today it is important to consider its history. The history of the site can be traced to the medieval period and the present layout and buildings can be directly traced from the late 19th century. This is illustrated by the urban morphology maps based on Ordnance Survey maps and the historical development map. It can be seen that from early on development was concentrated along main roads or tracks in a



Grove open space with view towards St Mary's Spire

ribbon-like fashion, with no backland development. It is clear that the period 1896 to 1914 accounts for the majority of development.

4.2 Early History and Medieval Period

The Grove Open Space and Church Fields show evidence of early medieval, or possibly prehistoric strip lynchets. These are terraces approximately 8 metres wide, which were used for agricultural purposes. The cutting of linear terraces allowed ploughs

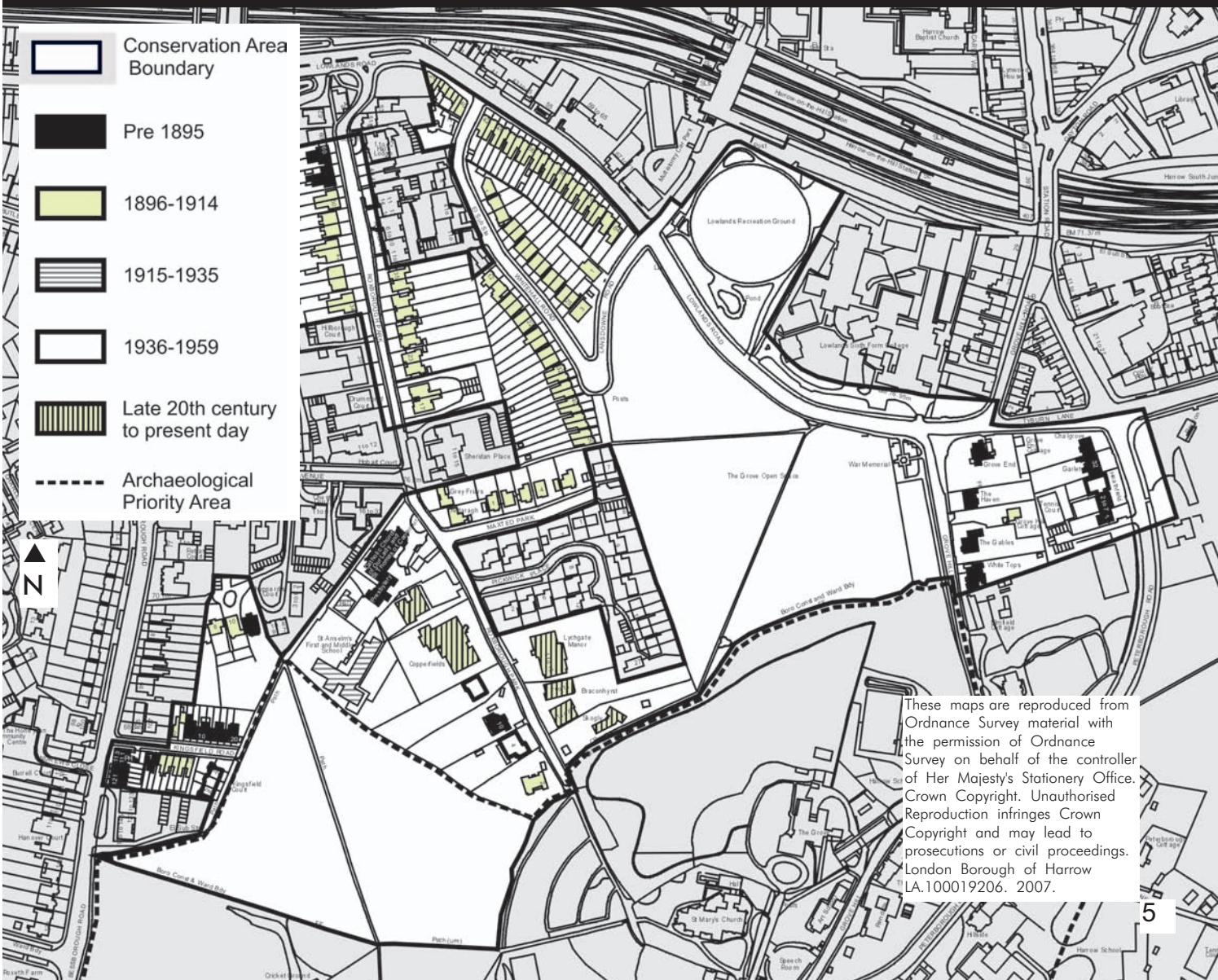
to be dragged across the hillside, whilst remaining on flat ground.

Early settlers of the hill, who may have been Pagan worshipers, are likely to have been attracted by the prominent wooded ridge visible from miles around. Records show that by the 9th century this very early settlement grew under the Saxon Kings of Mercia and was then further expanded by the Archbishops of Canterbury. The Domesday Book of 1085-86 shows, at this time, the Hill was still within Archbishop ownership

and the lands held considerable monetary worth. During this time the Hill was populated by a village priest and 117 heads of family, three of which were Knights. In 1094 the Estate was subdivided, and the land which forms today's conservation area became part of the Rectory Manor Estate.

4.3 "Roxborough" is first mentioned by name in historical documents of 1334, and this is thought to have been a small hamlet at the foot of the hill.

Age of Buildings



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Quiet and green character along Roxborough Road



Roxborough Farm lay to the east of modern Bessborough Road.

4.4 In 1537 the Rectory Manor Estate was leased to Thomas Wriothsley, later to become the Earl of Southampton. He built a complex series of fish ponds mostly located to the north of the Rectory. The earth works associated with this remain today in the Grove Open Space opposite the Rectory. These were constructed for breeding carp, a rare fish at the time, and they also supplied water to the house.

References indicate that they were also an important source of water for the residents of the Hill and therefore allowed development here.

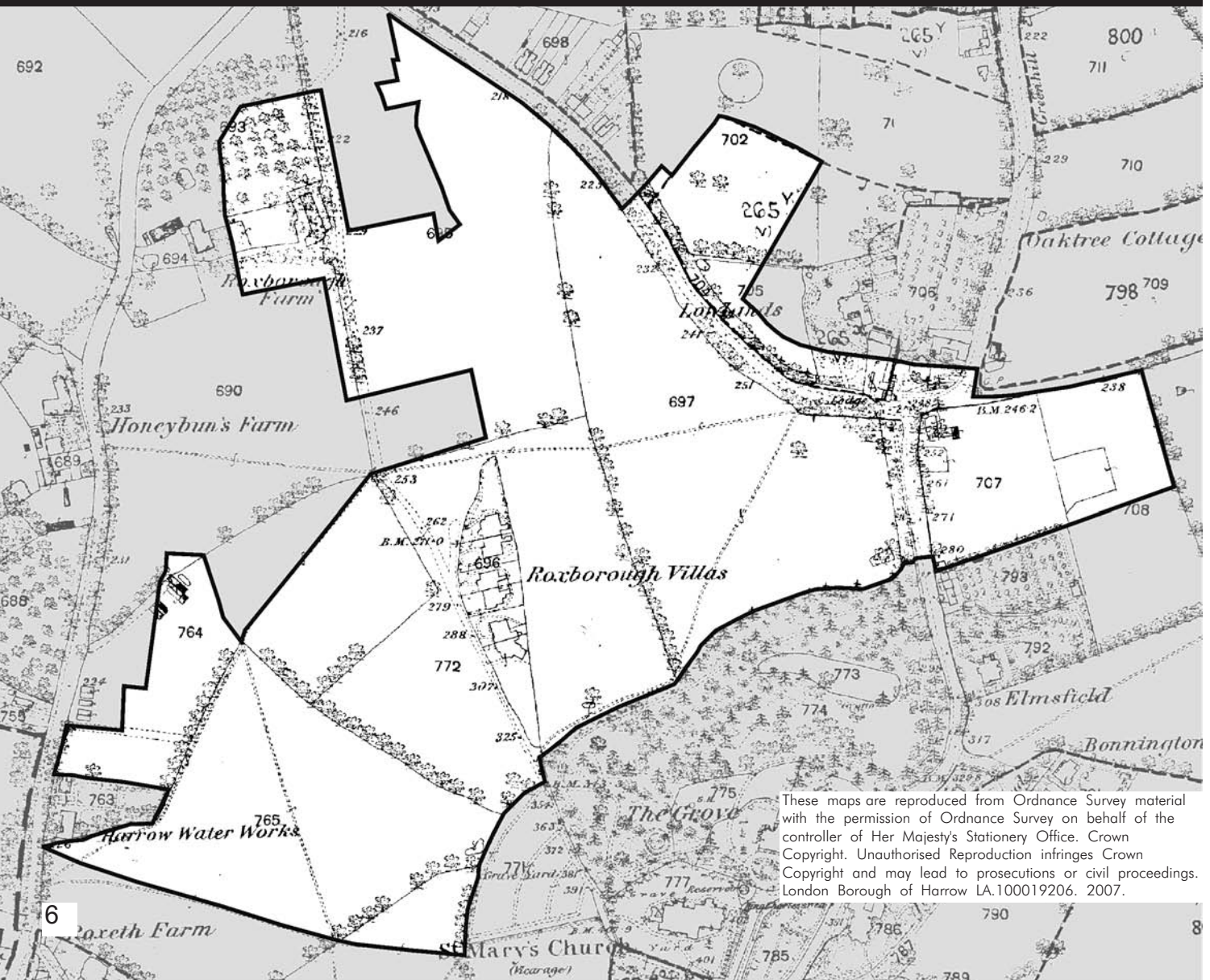
4.5 Up to and Including the Early 19th Century

The estate passed through different landowners but the land remained relatively unchanged and undeveloped up until the early 19th Century. An 1805 tax return for John Rushout, described it as including long established pleasure grounds, woodland,

ponds, lower gardens and a kitchen garden.

4.6 By 1865 much of the land within the conservation area fell within the Roxborough Estate and formed part of 'Roxborough Farm'. By this stage, as the 1864 urban morphology map illustrates, the broader layout had been established since Lowlands Road, Bessborough Road and Roxborough Park are present. However, at this stage Roxborough Park was little more than a track and had not yet been named and

OS Map of 1864



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Good symmetry of vernacular revival properties along Roxborough Road

Roxborough Road, where development present today began in the 19th century



development was light and dispersed.

4.7 Late 19th Century

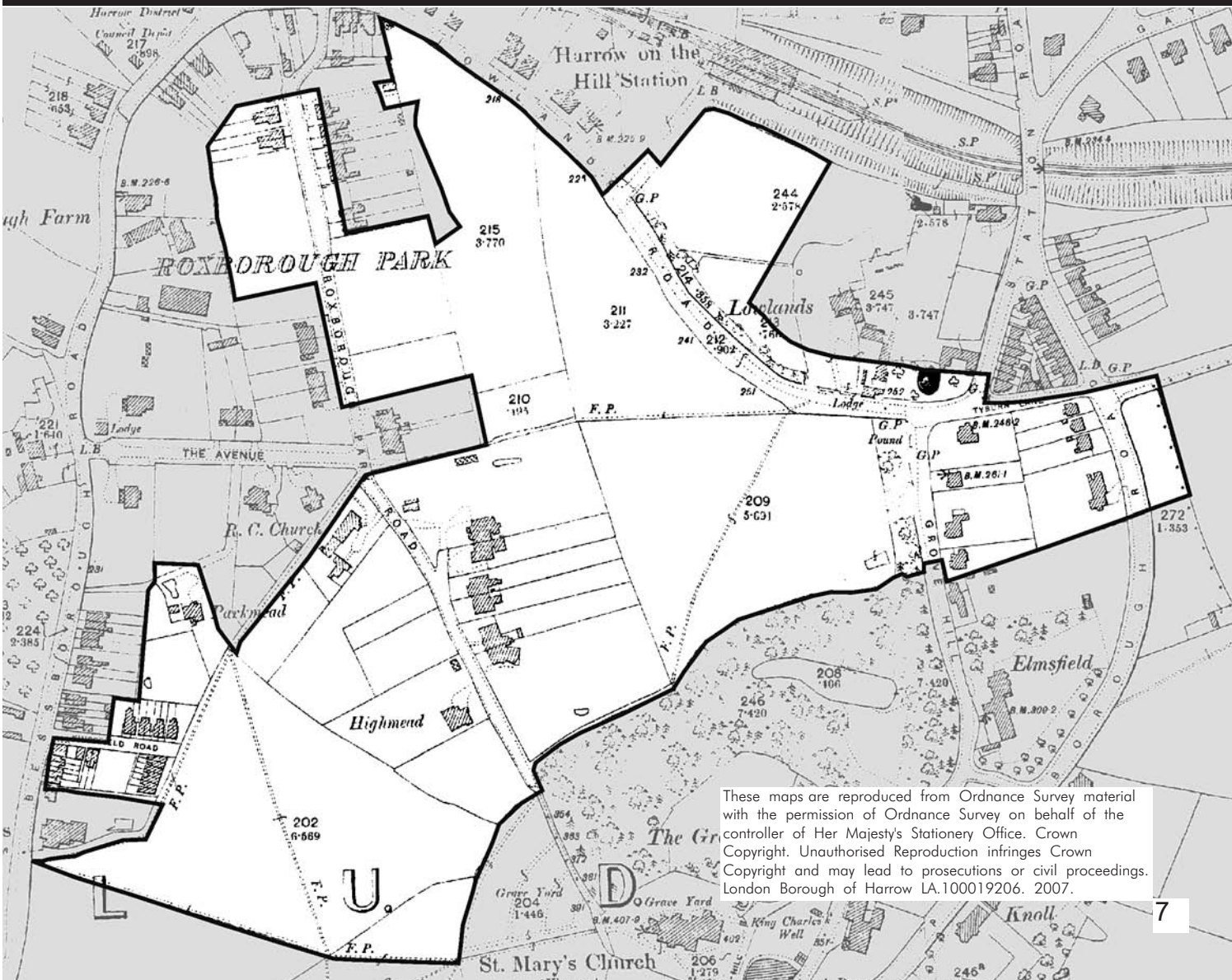
After 1864, and particularly after 1895, there was a blossoming of residential development so that the area became more densely developed along increasingly linear forms, as tracks transformed to roads to accommodate growth. This was caused partly by the improvements in infrastructure that meant greater access to central London. This is illustrated by urban morphology maps 2-4. For example, the Metropolitan Railway

was introduced in 1880, along with the nearby Harrow on the Hill station. The lines were extended in 1885 and 1892. Also, the Harrow and Uxbridge Railway opened on June 30th 1904, and once electrified, the lines were opened to passengers on January 1st, 1905. Residential development was also helped by the increasingly prestigious status of the Hill as it had a reputation for clean air and the increasingly famous Harrow School.

4.8 Development was more directly due to the sale of land,

particularly of estates, and the following subdivision of this land. This provided specific spurs to development in different parts of the conservation area. The sale of the Roxborough Estate in 1887, for example, meant the development of Roxborough Park and Bessborough Road. Home Counties Land and Investment Co. Ltd bought and later sold 29 freehold building plots with frontages to these roads in April, 1887. So, by 1895 the ribbon like plan form along this road was established with the growth of detached or semi-detached

OS Map of 1896



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Attractive dense green setting to Whitehall Road



Kingsfield Road

residential development. Roxborough Park development at this stage also included The Roman Catholic Church built in the late 19th century. Roxborough Park was therefore now less of a track and had been named after Roxborough Farm to the north. At this stage however development remained light. Schools developed in the 1920s to serve the residential development.

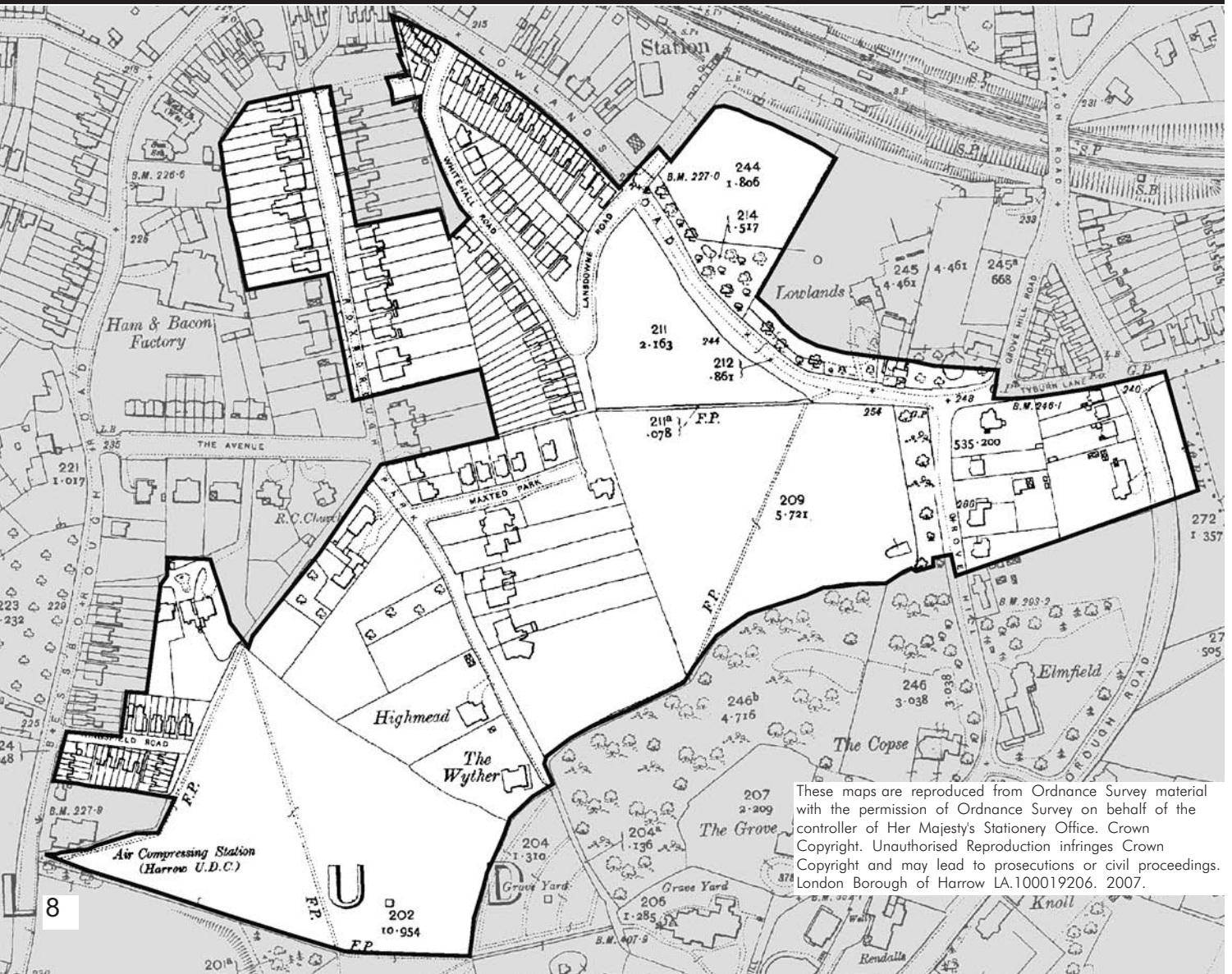
4.9 The northern section of Peterborough Road was opened as a public highway in 1879. The sale of the western part of the

Northwick Estate in 1889 meant land was divided into plots fronting this road and development took place along the lower sections. So, 18 plots of building land were up for auction by Humbert, Son & Flint in 1889. This led to the development of the group of detached properties designed by Arnold Mitchell and commissioned by Adolf Hildesheim.

4.10 Kingsfield Road developed in a different way to the rest of the conservation area. Terraced development occurred between

1865 and 1895 because land was owned and developed in linear blocks. For example in 1895 a group of five terraced cottages were built for Mrs H. H. Farmborough. The Kingsfield Road development was then, and remains today, the highest density development for the conservation area. The Kingsfield Arms Public House forms the landmark of this group situated on the corner of Bessborough Road and Kingsfield Road. It was originally owned by the Royal Brewery Company and dates from 1867 to serve the developing terraced and

OS Map of 1914



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Attractive detail of shops
Lowlands Road.
Positive unlisted buildings

Lowlands Road



surrounding development. Records indicate however that this also followed the siting of a previous, older "ale house".

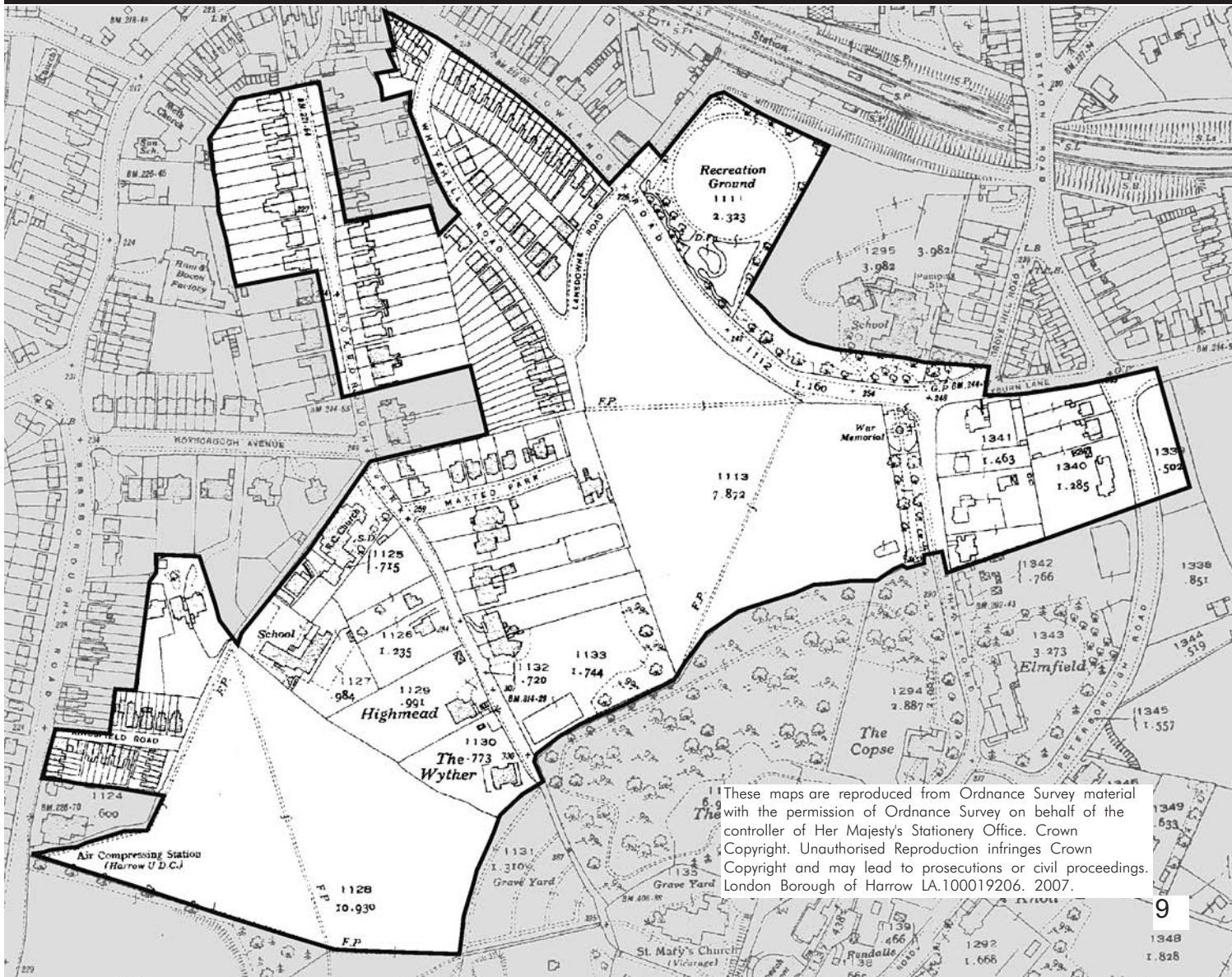
4.11 By 1914 demand for single family dwelling houses on the Hill continued. This combined with increasingly improved transport links via the Metropolitan Railway and the introduction of the Metropolitan line in 1935 meant the development of semi-detached family dwelling houses along Whitehall Road, Lowlands Road, Macted Park and Lansdowne Road. Land closer to the railway

line was particularly valued meaning relatively tightly packed semi-detached properties developed along Whitehall Road and Lowlands Road.

4.12 Since the 1940s development pressure has remained high although the ribbon-like plan form and densities of development have remained fairly constant. This is because development has continued in the form of extensions, infill or replacement buildings, generally respecting existing densities and gaps

between buildings and avoiding backland development. In light of the continuing development pressure, it is important that any new development continues to do so. Surrounding development of this period has been far more piecemeal and has not always respected the predominant footprints and densities of development created by the Victorian and Edwardian development. This should serve as a warning when considering development proposals within the conservation area.

OS Map of 1930



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Density of Development Maps Illustrate Density Varies From (from left) a Relatively High Density of Development, to a Medium Density of Development, to a Low Density of Development/Open Land.

5. Archaeology and Geology

5.1 An archaeological priority area covers Church Fields in the south western part of the conservation area and this extends out beyond and along the conservation area's southern boundary. This is illustrated on the 'Historical Development' map. In addition, there have been a number of important archaeological finds within the conservation area over the years. Archaeology and geology for this conservation area, and the wider Harrow on the Hill area, are considered in the Harrow on the Hill Supplementary Planning

Document.

PART TWO: THE CHARACTER OF THE CONSERVATION AREA TODAY

6 Density of Development, Topography and Plan Form

6.1 Undulating topography characterises the area, providing a good sense of variety, adding drama and creating a sense of place. More low lying and level land is set towards the northern and western edges. This becomes gently sloping to steep in the counter directions. The difference in land levels is most keenly felt

along Roxborough Park, which begins at 70metres above mean sea level, but rises by 40 metres. This topography allows views to rooftops and good views out of the streets.

Roads are mostly offshoots of the spine routes of Roxborough Park and Lansdowne Road. Kingsfield Road and Sheppard Court are the exceptions here. There is a mostly linear plan form although this is offset by various bends to the roads particularly along Lowlands Road, Lansdowne Road and Whitehall Road and the winding path on the northern part of the Grove open space. The pedestrian

Topography Map



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Grove Open Space



Lowlands Recreation Ground

footpaths create an exceptionally permeable character as sinuous footpaths form a network throughout the conservation area.

Density of development ranges from low to relatively high, and even varies from one side of a road to the other, adding to the varied character and interest of the conservation area. Although semi-detached, a relatively high density of development is largely found along the outer edges to the west (Kingsfield) and east along roads closer to the tube and railway lines, particularly, Lowlands and Whitehall Roads. Along remaining roads there is a medium to low density of development as semi-detached or detached properties are set in relatively large plots, allowing through views and green space to surround them. Grove Hill and Peterborough Road have a particularly low density feel since development is present only one side. Elsewhere is characterised by open space.

7. Townscape Character Areas

7.1 Roxborough Park

Conservation Area contains a number sub-character areas (see map on page 13). These vary from open green spaces, to low density informal, soft residential roads, to higher density relatively formal and hard residential, urban areas. The area as a whole though has a sense of unity due to the use of similar materials, form and siting of properties and the continuous undulating topography and attractive views. Greenery provides a further sense of continuity to the area as it breaks up the streetscene and

frames buildings. Similarly, consistency is provided by the network of sinuous footpaths that provide accessibility and permeability throughout. The properties are largely detached or semi-detached two to three storey houses, although where there are any third level is usually incorporated within the roof level. There is a stepping up in scale with the office and commercial development of Harrow town centre to the north of the conservation area, providing a clear contrast.

7.2 The Grove Open Space

The Grove Open Space is an area of gently sloping, grassland providing an open and green character. As a mark of the topography and openness of the Grove Open Space, panoramic views of the Borough are available here and there are views towards the Grade I listed St. Mary's Church at the peak of this hill beyond this conservation area's boundary. From the peak there are views towards the commercial centre of Harrow, and the skyline beyond. Reinforcing the greenery, this sub-character area is fringed by well-established tree screens, the southern boundary of the Grove being particularly notable for its dense woodland. This area is used for leisure and relaxation particularly in the summer months providing a dynamic yet relaxed atmosphere. The above characteristics also create a sense of informality which is reinforced by the footpaths that roughly cut across the open land. There is a particularly historic character as numerous archaeological features have been discovered here including a post

medieval earth mound. The close proximity of the roads and railway creates a relatively noisy and harder urban atmosphere. However, this problem is limited for those on this recreation ground as the slope of the land means people are raised above this road creating some sense of separation.

7.3 Located on the north-eastern boundary of the conservation area this sub-area is important in marking a break between the commercial centre of Harrow and the lighter, largely residential development of Harrow on the Hill. The group of late Victorian and Edwardian semi-detached houses along Whitehall Road provides its one continuous and distinct 'hard' boundary.

7.4 Lowlands Recreation Ground

To the east of the Grove Open space is Lowlands Recreation Ground another area of green open space. However, this is set nearer to the Harrow town centre and is bounded on all sides by hard urban edges. To the east is the Metropolitan railway line, to the north west is a multi-storey car park, to the west is the busy Lowlands Road and to the south east is Harrow College. The railway car park in particular has an adverse affect on the setting of the conservation area, however the openness of the building does not detract as much as a solid wall would here. This, together with the lower level topography of the land, creates a far more enclosed character. An urban park character rather than an open parkland feel characterises the Grove Open Space, which



Church Fields

although is physically integral to the conservation area, is in some respects visually disparate from it. Overall the setting provides a less pleasant recreational environment and there is a more run down feel due to the poor quality of the pathways and some street furniture and landscaping. However, once again this area is important in acting as a buffer between the commercial centre of Harrow and the lighter, largely residential development of Harrow on the Hill. The northern and eastern tree planting along the boundary to Lowlands Recreation Ground for example screen views

towards Harrow on the Hill station.

7.5 Church Fields

This is an area of open land adjacent to Kingsfield Road. This space has a more natural and informal character than either the Grove Open Space or Lowlands Recreation Ground principally as it is mowed in a different way to the Grove. This is meadowland providing natural meadow flowers and high grass. Also, there is steeper topography and it is set well back from the noise of the road. The informality is again accentuated by the unpaved

footpaths roughly cutting across the land. The natural and open character is reinforced as it is largely bounded by planting or open green space on all sides. To the south it is separated by a ridge of tree planting from the open area of Harrow School Cricket Ground. To the east, above the higher slopes is a dense tree screen which forms the boundary of the Churchyard. Along the area's northern boundary there is an almost continuous tree screen, although this is interspersed with the buildings of St. Anselm's School, and glimpses of the rear

Map Showing Land Use





Village
Character of
Kingsfield Road

Peterborough
Road



elevations along Roxborough Park.

7.6 The open character of the area is emphasised by the slope of the land which creates good dramatic and long distance views. For example from the upper slopes of this open space there are distant views across the Borough and distant views of the roof tops of the village. Also, there are other views to small amounts of development and views of rooftops. From the lower slopes there are striking views of the spire of St. Mary's Church

rising above the tree tops.

7.7 Village Character of Kingsfield Road

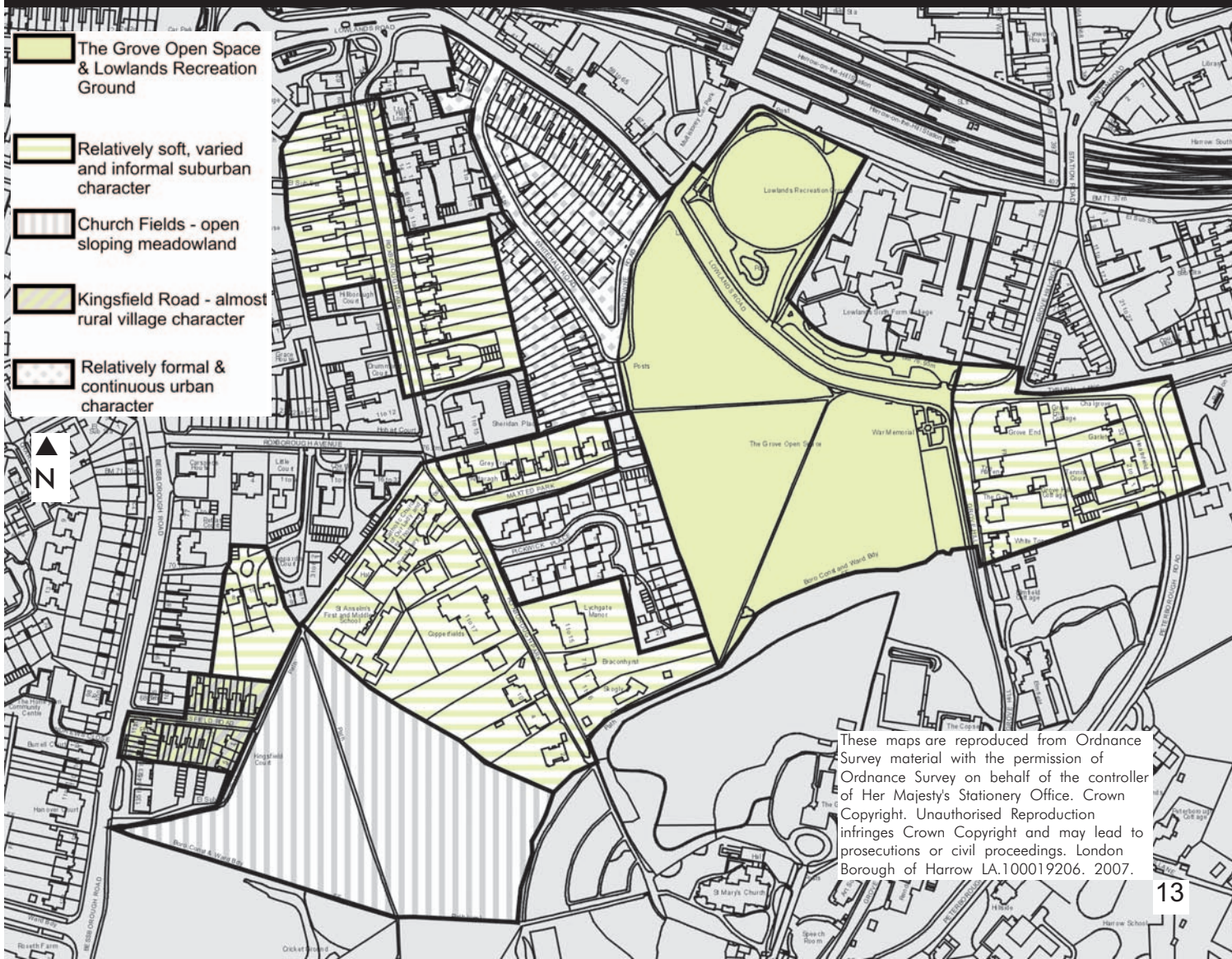
Kingsfield Road is dominated by the view of the spire of St. Mary's (the landmark building of Harrow) reaching out above the large sloping field of natural meadowland, and woodland beyond which provides a good sense of openness. The sloping approach from Kingsfield Road is linear with relatively tightly knit small-scale houses (although gaps in between provide relief to the street scene) and one large corner

pub. The high density of the properties here, provides a good contrast with the openness of the meadowland to the north. All properties have simple yet varied architecture. Together these features unite the area, providing a relaxed, almost rural, 'village' character. However, the noise of the busy adjacent Bessborough Road does detract from this.

7.8 Soft, Varied and Informal character

Roxborough Road, Maxted Park, Peterborough Road and Grove Hill are characterised by an

Sub-Character Areas



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Continuous character of Lowlands Road

Whitehall Road



overall spacious character as roads are relatively wide, and large detached or semi detached single family dwelling houses are set within relatively generous gardens often allowing through views. A soft and informal feel is created as dense greenery fills gardens and limits views to properties. So, continuous views of properties along roads are often not possible. Public greenery contributes to this along all roads apart from Maxted Park. Roxborough Park, for example, has various intermittent evergreen trees lining the road whilst Peterborough Road and Grove Hill are bounded by dense trees. The informal and spacious character is also created along Grove Hill and Peterborough Road as buildings are set back and line only one side of the road. The informality is also presented by the relatively unkempt and thick foliage along Maxted Park, particularly at the entrance. The unmade road here contributes to its semi-rural character. The greenery also creates a sense of enclosure as it obscures through views, particularly to properties and continuous views of these along the road. The greenery creates a feeling of variety due to its intermittent type, arrangement and spacing. This therefore complements the undulating and curved roads and the variously designed properties. Equally though this greenery provides some continuity, along with the similar bulk, siting and form of properties.

7.9 Non conservation area development along Roxborough

Park and Roxborough Avenue serves as a warning when considering future development proposals in this area. This newer development has been of a larger scale, is far more piecemeal and does not respect the predominant footprints, historic architecture and densities of development created by the Victorian and Edwardian development. This creates a less pleasant, crowded character to the streetscene and disrupts its otherwise continuous building line.

7.10 Formal, Continuous Urban Character

Lowlands, Lansdowne and Whitehall Roads have a more urban character as houses are developed on tight plots that allow only very small front gardens. Adding to this hard feel, the street scene is either dominated by on-street parking or a relatively noisy, busy main road and there is limited private greenery due to hardsurfacing. There is good continuity to the area as each road acts as a boundary to the Grove Open Space that provides important relief. Adding to the unified character, each property is set back the same distance from the road, and have a similar form and design. Indeed, the typical roof design of the Victorian/Edwardian semi-detached properties of this conservation area, particularly the gable ends, creates an attractive continuous flow to the roofscape. Importantly though there is a gentle varied character provided by the decorative detail, particularly ridge tiles, and, for Whitehall and Lansdowne Roads,

the mild curving and sloping nature of the roads. This area is set just opposite the modern, larger scale commercial and office development of the Harrow town centre. This commercial development dominates and detracts attention from the relatively small scale and historic character of the conservation area, in particular the immediately adjacent row of single storey Victorian/Edwardian shops and corner public house on Lowlands Road.

8. Key Views

The attractive and high quality architecture of the conservation area creates important views, particularly from the open spaces. For example, attractively detailed garden elevations of buildings are visible from Church Fields. A further example is the continuous rows of semi-detached gable end properties creating flowing roofscapes, for example along Whitehall Road. Important views are also provided by the undulating nature of the land, the staggered roofscapes occasionally visible to accompany this, for example, along Kingsfield Road. Importantly there is also the alteration between public open and private residential space that defines the area. Greenery throughout (particularly mature trees) is also key. Often it is a combination of these features which creates particularly attractive assemblages. For example, one striking view is that of the undulating green open space of the Grove topped by St. Mary's Church, the landmark building of Harrow on the Hill or



The Haven,
Grove Hill



View to
Grove Hill
war
memorial

the significant view from the Grove Open Space towards the continuous architecture and private front gardens along Whitehall Road. Notable views include short, medium and long distance ones within, into and out of the conservation area. For example, there are panoramic views from the north of Roxborough Park out of the conservation area towards the skyline and there are important views north from the elevated section of the Grove Open Space from this part of the Harrow on the Hill Area of Special Character to the Harrow Weald Ridge Area

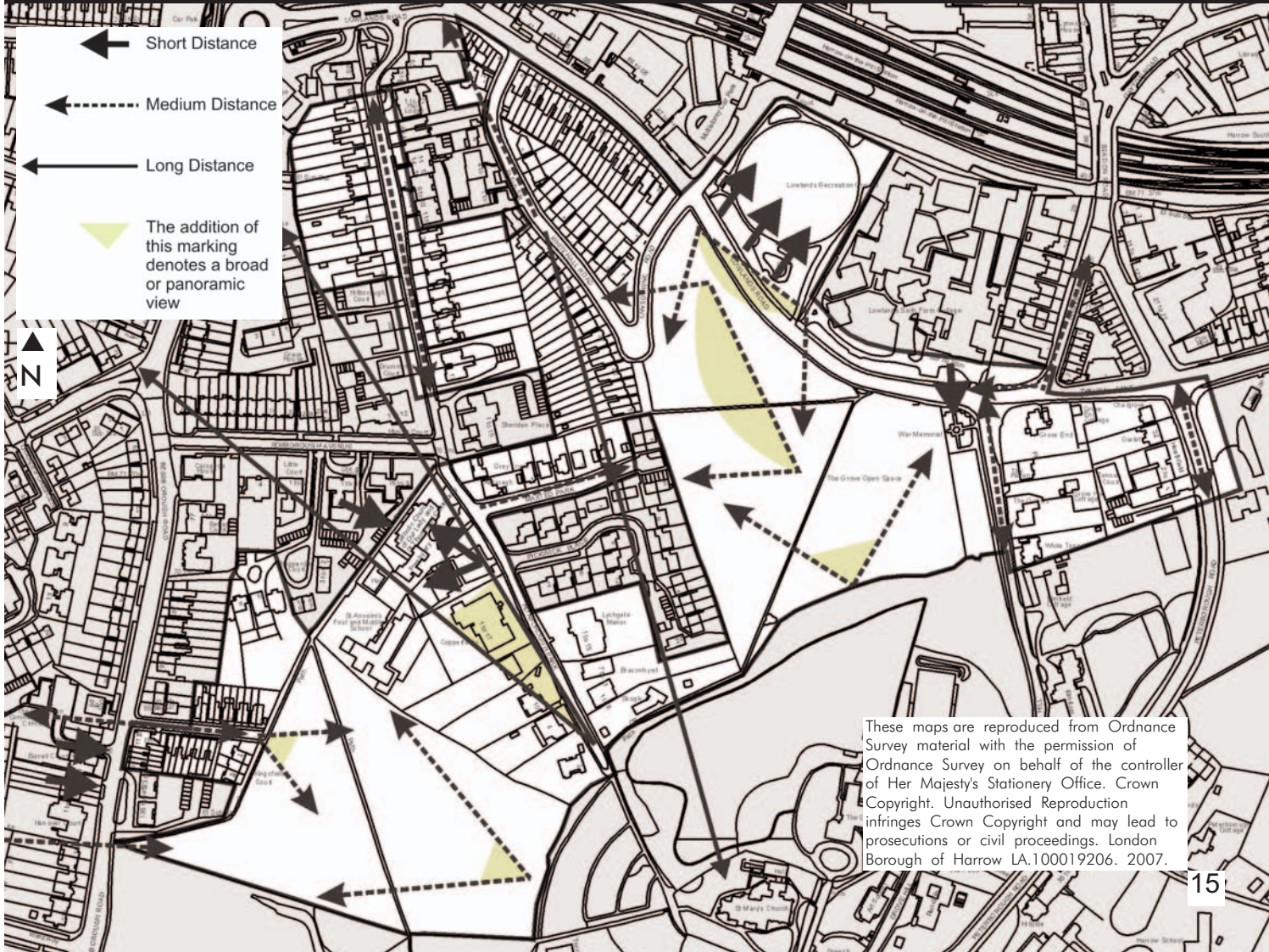
of Special Character. Attractive views into the conservation area include that towards the Kingsfield Arms from the Bessborough Road pavement opposite the pub. Also, important views within the conservation area include those from the Grove Open Space towards the greenery of Lowlands Recreation Ground. Although importantly it is the front screen of trees that is most important in this regard, the open land beyond is largely obscured. The map below illustrates examples of key views. However, this is not an exhaustive assessment but it illustrates the types of views or general viewing

locations that are particularly important in the area.

9. Activities and uses within the area

The area is largely characterised by residential use of properties as single family dwelling houses. A small number have been converted to flats but not a sufficient number to alter the character of the area. Fairly large areas of open green space used for leisure and relaxation complement the predominately residential use, as do the educational and religious uses

Map Showing Views



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White Tops,
Grove Hill

Lowlands
Road Shop



dotted amongst the residential properties. Smaller intermittent green open spaces fronting properties also help to break up the streetscene.

10. Architectural Qualities

10.1 Architecture is varied, with buildings of different ages and styles. However, styles are complementary which, along with the use of similar bulk, siting, features and materials, unites the area. For instance, common features include gable ends decorated with barge boards and finials, tall chimneys, bay windows, porches, steeply pitched roofs, timber well-proportioned casement or sash windows. Also, there is a uniform building line. The key architectural styles found within the conservation area are discussed below.

10.2 Arts and Crafts Architecture Arts and crafts buildings are predominantly the Arnold Mitchell houses situated on the lower slopes of Grove Hill and Peterborough Road. These create an elegant and distinct group that are without doubt some of the most architecturally important buildings in the conservation area. These demonstrate how well planned houses can appear highly picturesque through the use of varied materials and textures inspired by the vernacular tradition. They are asymmetrical, 2-2.5 storey detached buildings, with steeply pitched roofs and often overhanging eaves. They have recessed semi-circular brick arched entranceways and varying sized gable ends facing different directions. They are constructed of

red brick with red clay tiles, including first floor tile hanging. There is attractive rubbed and carved detailing, including dentil courses, well-proportioned timber windows and porch detail. Occasionally the properties have black timber and white render detailing or pebble dash in the gable ends. These shared qualities unite the properties and point to their common architect, although importantly each house is unique. For example, they often have their own extra ornamental features. There are a small number of Arts and Crafts properties by other architects that share many of these characteristics.

10.3 Examples - Although each of the Arts and Crafts properties has many of the typical features outlined above, the following describes their individuality.

10.4 The Grade II listed 'The Haven' remains particularly unchanged. The property is notable for its asymmetrical, arched, leaded window designs. This includes a canted bay at ground floor, an unusually designed elongated window lighting the stair area and a circular 'Bull's Eye' window to the left of the main entrance.

10.5 The Grade II listed 'Farthings' has unique fenestration. In particular, there is an elongated central sash dipping between first and ground floor level, a bay window and two narrow dormers on the roof. These dormers have a hipped, red tiled design that mirrors the porch to the entrance door.

10.6 The Grade II listed 'White Tops' is particularly notable for its two front bay windows with hipped tiled roofs. This property has added interest as it is generally thought to have been the home of Arnold Mitchell.

10.7 Number 2 Roxborough Park has an interesting roof arrangement over the main entrance which protrudes into the mansard roof and a tall window extending from ground floor to first floor. Its garden elevation is particularly reminiscent of the Mitchell designs although there is no record of the architect for this property.

10.8 The Kingsfield Arms' most prominent characteristics are its decorative heavy timber detailing set against the light brown render, and the projecting hanging sign on the Bessborough Road elevation. These help to provide its landmark character. There are also square leaded windows in heavy timber frames, marble stall risers and pilasters.

10.9 Further examples of Arts and Crafts style houses often forming small groups of interest are: Grove Hill Cottage (designed by R.A.Briggs of Thomas Turner Ltd), 8 and 10 Roxborough Avenue, number 10 Roxborough Park and Grey Friars, Roxborough Park (architects unknown).

10.10 Late Victorian and Edwardian Semi-Detached Houses The houses on Whitehall Road, Lowlands Road, Lansdowne Road and the north of Roxborough Park are good examples of attractive, relatively unaltered, typical late



Decoratively carved timber overhanging detail.



Porch mirrors the slope and tiles of the main roof.

Varied Porch Detail to the Late Victorian and Edwardian Semi-Detached Houses

Victorian and Edwardian red brick, semi-detached properties. Each property is largely symmetrical. Gable ends form a conspicuous feature fronting the street elevation, adding to the vertical emphasis. Disruption to the originally hipped roofs disturbs this important feature. Gable ends are usually decorated with applied timber and white render, or pebbledash detailing, and ornate bargeboards topped with finials. Similarly, there is often a two storey bay window below this, the intersecting level of which is decorated in the same style. Well-proportioned casement fenestration and variously designed decorative ridge tiles and porches often remain and are also important features. Common features together establish a similar bulk, form and decorative design, thereby creating a sense of uniformity. However, importantly the variety in decorative detail adds interest and creates sub-groups. Furthermore, end properties along roads, although retaining similar bulk, are often particularly distinguished from the group in terms of design. For example, the picture above shows number 1 Whitehall Road angled to reflect the curve in the road.

10.11 Symmetrical Vernacular Revival Properties

Numbers 21-35 Roxborough Road form an attractive group of largely symmetrical, vernacular revival style Victorian properties. These are yellow brick, two storey semi-detached houses, with shallow hipped roofs. Their well-proportioned character is aided by their relatively simple, rectangular

facades, the fenestration and the height and siting of the chimneys. Key common decorative detail includes shared entrance arches, red brick detail and intricate moulded cornices. Individual detail adds interest on each, for example, key stones, bay windows and a central Dutch Gable.

10.12 Late Victorian/Edwardian Single Storey Shops

Numbers 26-40 Lowlands Road are the only examples of this style in the conservation area and have been locally listed as a mark of their group value. With decorative, green and cream ceramic tiled pilasters and entablature that extends above the roof level of the property with richly moulded detailing, these properties are united by their design. The group is particularly distinguished as the corner with Whitehall Road is topped by a richly moulded tower, above which there is lead covered, 'bell' shaped capping. A tall finial above this provides a further flourish.

10.13 Medieval / Gothic Style

The elongated and low lying Grade II listed Church of Our Lady and St. Thomas of Canterbury is the only one of two examples in this conservation area of a Gothic style. It was designed by Arthur Young with stained glass by J.E. Nuttgens. It is built of render with flint dressings and a plain tiled and steeply pitched roof. There is a small castellated octagonal tower with 'chequer board' detailing. Windows are arched with hood moulding, attractive tracery detail and diamond and square leaded

lights. The buttresses, lancet slats and further battlement detail add the Gothic effect. The adjacent Presbytery mirrors many of these features, although is also Arts and Crafts in style given its red clay tile hung gable end and tall chimney.

10.14 Simple, Two Storey Cottages

Kingsfield Road contains two storey terraced and semi-detached cottages of simple design. They are united by their relatively small scale and continuity of features. For example, plain brick gable ends, relieved by a simple wooden barge board, create a flowing roofscape along the eastern side. The opposite side features canted bays to the ground floor and a pair of simple divided sashes above. The simplicity of these cottages allows the more decorative Arts and Crafts style public house on the corner with Bessborough Road to stand out as a landmark property.

10.15 Late 20th Century Development

This is limited and has mostly been of a size, siting and quality of materials to match the existing development in this area. Similarly, densities of development have been respected, including the avoidance of backland development. However, it is the case that most of this development does not achieve a quality of design to match earlier development through a lack of detail or poor quality fenestration.



Roxborough Road
20th century
development

Attractive
sculpture in
Grove Hill
Open Space



A summary of positive, neutral and negative buildings is shown on the map below.

11. Prevalent and Traditional Building Materials and Local Details

Despite the variety of architectural styles, the properties are united by their vertical emphasis and their use of common high quality materials. For example, red (and occasionally yellow or brown) brick, red or brown clay tiles, slates, render, and timber for

fenestration and decorative detail. Similarly they are united by common local details such as decoratively carved detail. For example, intricately carved barge boards topped with finials sit on gable ends, and there is decoratively carved porch and cornice detail. Other frequently used decorative details include pebbledash render, applied timber with white render backing detail and ridge tiles. The common use of brick chimneys with individual chimney stacks is a further local feature and because of the slope

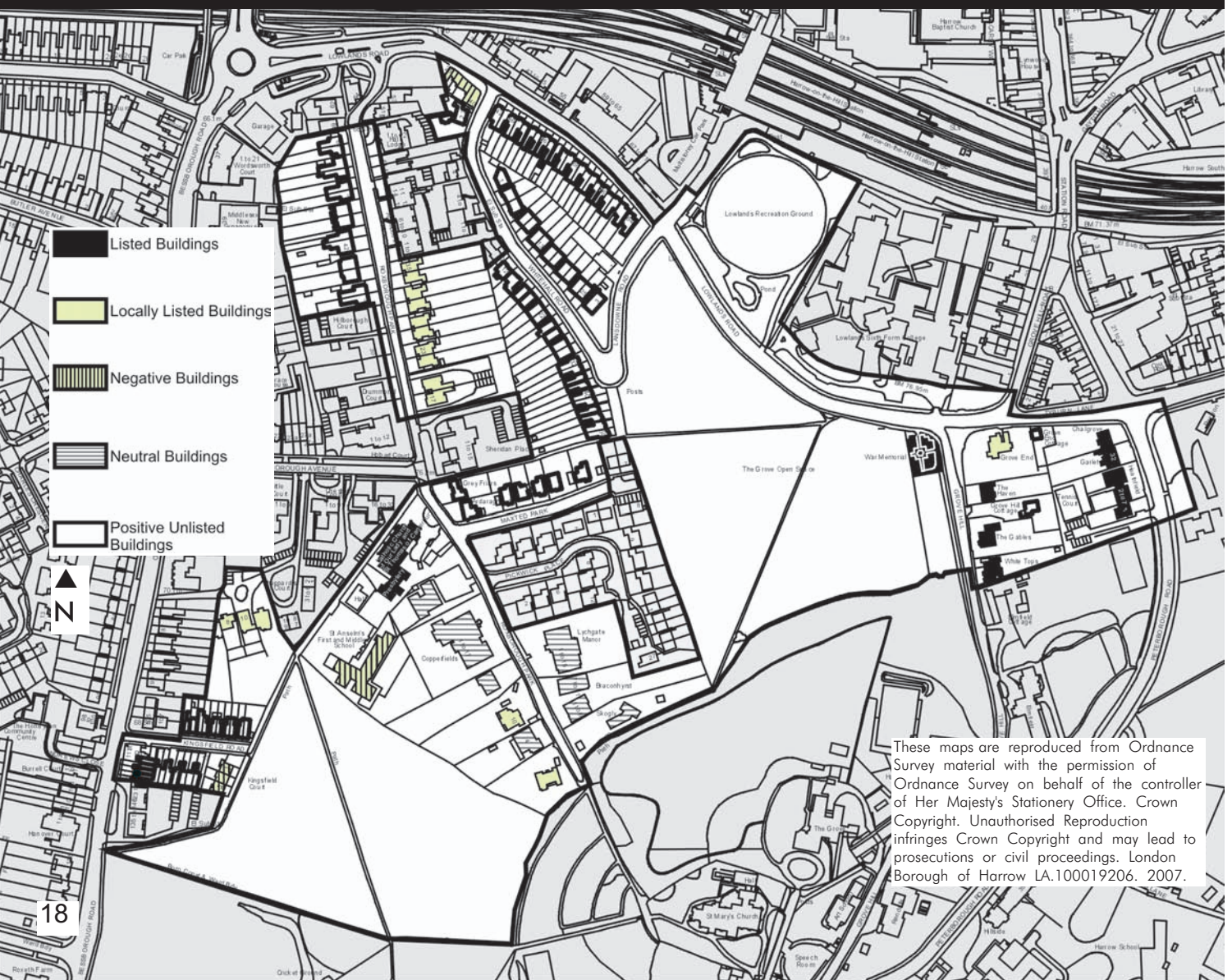
of the land these are highly prominent from all surrounding areas. There are similarities in fenestration as timber sashes are used and some small paned timber casements.

12. Streetscape

12.1 Street Furniture

Street furniture throughout the conservation area is minimal and of functional modern design. This is a neutral feature since it does not detract attention from the quality of the surroundings.

Map Showing Listed Buildings



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However, care should be taken to avoid their proliferation that could create clutter. The Grove Hill War Memorial is a positive exception to the street furniture as it was designed by William Caroe in an interesting and attractive Free Gothic style in the form of a wayside cavalry cross. It became Grade II listed in 2002, but at this stage it was in a poor state of repair, liable to quick deterioration. The Council organised its careful restoration as part of the Historic Street Furniture Project using funding from English Heritage. These works were successfully completed in 2006 and an opening ceremony was later held.

12.2 Roadscape and pavements

Pavements and roads generally have a hard and formal character as, for instance, they are generally uninterrupted tarmac with raised pavements with grey granite kerbs. Where paving is used for pavements rather than tarmac, as along Whitehall and Lowlands Roads, this creates a particularly attractive formal character. The insertion of driveways has disrupted and detracted from the continuity and formality of pavements by using different materials and their lowering to insert drop kerbs. Maxted Road is the exception in the conservation area given that it is unmade ensuring a particularly informal and almost 'country lane' character. Other exceptions include the section of stable pavements at the foot of Grove Hill.

12.3 Boundary Treatments

Man made boundary treatments

are mainly up to a metre in height and consist of brick or timber (often white picket fences). Dense greenery is usually used as well often reaching higher than the other boundary treatments and obscuring clear views to properties thereby creating an enclosed feel. The combination of the height and the type of boundary treatments creates a soft, informal feel. The use of only these three general types of boundary treatment creates a general sense of unity to the area. Likewise though, their gentle variety also creates a sense of informality and gentle heterogeneity. The boundary treatments help mark a formal edge to the curtilage of the properties that they serve. They therefore delineate the open space in front of the property and so help form an important part of their setting. With the insertion of driveways however this characteristic is being degraded.

13. Green Spaces and Ecology

Dense public and private greenery is found throughout the conservation area as boundary treatments, garden landscaping, mature trees, and as grass or meadowland in open spaces. This is important in creating a soft and informal character throughout and providing welcome relief to the streetscene. The contribution of greenery within each street is outlined in the townscape character section above. The presence of the public open green spaces, with their woodland boundaries, allows vegetation to dominate. This helps contribute to an atmosphere of leisure and

relaxation, and creates an area of some biodiversity value. In recognition of this Church Fields and the southern and eastern boundaries of the Grove Open Space are designated 'Sites of Nature Conservation Interest'. Indeed, the ecology of the area is quite varied and has been described in some detail in the 'Sites of Importance for Nature Conservation in Harrow' booklet. There are many Tree Preservation Orders in recognition of the important trees within this conservation area. Works to other trees require six weeks of notice to the Council.

14. Summary and Main Assets

The general condition of the area is good. The streetscene quality is generally high, benefiting from a good level of public and private greenery. As part of this front garden greenery largely remains helping to soften the streetscene and helping to define the original boundary to these properties. However, the hardsurfacing of some front gardens and the creation of driveways has damaged this to an extent. The physical condition of historic buildings and other heritage assets is also generally good although a number, particularly along Lowlands Road, could benefit from painting and minor repair works. A number of properties are listed and many more are locally listed buildings. The level of original features that remains is also high. However, there has been the loss of original features and other alterations that are occasionally inappropriate. Whilst small scale problems on

Negative Features, Problems or Pressures

their own, this can cumulatively cause a problem. This is illustrated particularly well along Lowlands Road where much uPVC window replacement has occurred. This and the hardsurfacing of front gardens that has occurred suggests an Article 4(2) direction may be beneficial following a careful survey and justification. This

would have the effect of requiring planning permission for development that would otherwise not require it.

15.1 Negative features, pressures and issues are touched upon in the section above but are comprehensively outlined in the following tables. They are elements that detract or potentially

detract from the special character of the area and offer the potential for improvement. A separate document entitled 'A Management Strategy for Roxborough Park and the Grove Conservation Area' addresses this. In dealing with development proposals within the area the Council will be mindful of securing opportunities to enhance these detractions.

Negative Features, Pressures or Issues?	Location	Description (Why negative? Scale? Design? Condition? Unauthorised work?)
Properties in a state of disrepair	Along Lowlands Road & Roxborough Park	This detracts from the otherwise well cared for character of the conservation area. It also diminishes and detracts attention from the quality of the architecture.
Hardsurfacing of front gardens and the creation of driveways.	Along Whitehall Road and Roxborough Park	This removes greenery that is a characteristic of the area and importantly softens the streetscene. Also, driveways break the continuity of the boundary treatments. This blurs the distinction between the road and the front garden so that the private open space and curtilage of the property becomes lost. This detracts from the original intended formality of the area and the setting of many properties.
Flat conversions	Roxborough Park and Whitehall Road	This area is characterised by large single family dwelling houses. Conversions lead to pressure for more parking the insertion of driveways with the problems that this involves outlined above. Also, it can lead to further alterations such as rooflights, extensions and external steps that detract from the original character of the properties. It can create a proliferation of wheelie bins which detract from streetscene particularly due to the common problems cause by poor maintenance.
Bumpy, broken paths, pavement and roads and patchwork effect due to works and installation of crossovers	Intermittent throughout the conservation area	These create a run down character that detracts from the setting of the special quality of the conservation area.
Occasional inappropriate development including extensions/alterations	Intermittent throughout the conservation area for example Whitehall Road	These can involve intrusive scale, bulk or design. In terms of materials and details, the use of bricks and bonding often does not match the original and detracts from the quality of the area.
Boarded up windows/doors	Around Grove Hill and along Lowlands Road	This disrupts unity of design. It is unattractive and creates a run down feel. Any unoccupied property is at risk in the long term.

Offices and Commercial Development	Outside of the conservation area to the north and east of Lowlands Road	This is immediately adjacent to the conservation area and yet is of a considerably larger scale than the development here. This means they dominate and detract attention from the historic, smaller scale and lower density development here.
Graffiti	On a boundary wall near peak of Roxborough Park	This detracts attention from the architecturally and historically interesting properties and creates a run down character.
Other anti-social behaviour	Around the war memorial and in the Spinney areas to the south of this	This detracts attention from the visual quality of the area and puts the maintenance of the historic architecture of the area at risk.
Lack of protection for many original features	Throughout the conservation area excluding Grove End, Grove Hill and Listed Buildings	The conservation area contains many original features in terms of windows and doors, ridge tiles, unpainted original brickwork, original boundary treatments and carved details including cornices. These contribute to the special character of the conservation area and their loss would be detrimental to the area.
Poor quality of Lowlands Recreation Ground	Lowlands Recreation Ground	Landscaping and pathways appear relatively poorly maintained and similarly street furniture seems to be in a poor state of repair. The metal boundary treatments around the recreation ground are unattractive. The area feels dark given its enclosed nature. Playground equipment seems minimal and poorly maintained.
Heavy traffic and hard urban appearance	Lowlands Road	The heavy traffic and hard urban character of this area creates a barrier between this and the remainder of the conservation area.
Overflowing Bins and Litter	The Grove Open Space	The Grove Open space is a valuable asset to the area but its appearance is often marred by litter caused from overflowing bins or from bins which have been burnt out as a result of anti-social
Heavy traffic and hard urban appearance	Lowlands Road	This detracts from the quality of this open space in terms of attractiveness, its ecological value and its use as a leisure resource.

15.2 The following are neutral features within the conservation area. They too offer the potential for enhancement and are addressed within the linked Roxborough Park and the Grove Management Strategy.

Neutral Area	Location	Description
Street furniture such as signs, bins, and street lights	Intermittent throughout conservation area.	On occasion this is in a poor condition and its design is often not of a quality to match the historic and architecturally attractive nature of the surroundings.
Neutral/negative buildings	Highlighted on map on page 18	Some buildings make a neutral or negative contribution to the special quality of the conservation area.

ROXBOROUGH PARK & THE GROVE

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 as well as other stakeholder groups. The documents were displayed at the Council and 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 were 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 gjuha juaj e parë, dhe keni nevojë për përkthimin e informatave të përmbajtura në këtë dokumentë, ju lutemi kontaktoni numërin dhënë.
Arabic	إذا كانت الانجليزية ليست لغتك الأولى وتحتاج لترجمة معلومات هذه الوثيقة، الرجاء الاتصال على رقم
Bengali	যদি ইংরেজি আপনার মাতৃভাষা না হয় এবং আপনি যদি এই প্রচারপত্রের তথ্যগুলোর অনুবাদ পেতে চান তাহলে যে টেলিফোন নম্বর দেওয়া আছে সেখানে দয়া করে যোগাযোগ করুন।
Chinese	如果你主要說用的語言不是英語而需要將這份文件的內容翻譯成中文，請打註明的電話號碼提出這個要求。
Farsi	اگر انگلیسی زبان اول شما نیست و شما نیاز به ترجمه اطلاعات موجود در این مدرک را دارید، لطفاً با شماره داده شده تماس بگیرید
Gujarati	જો ઈંગ્લિશ તમારી પ્રથમ ભાષા ન હોય અને આ દસ્તાવેજમાં રહેલ માહિતીનો તરજૂમો (ટ્રાન્સલેશન) તમને જોઈતો હોય તો કૃપા કરી જણાવેલ નંબર ઉપર ફોન કરો
Hindi	यदि आपको अंग्रेजी समझ नहीं आती और आपको इस दस्तावेज़ में दी गई जानकारी का अनुवाद हिन्दी में चाहिए तो कृपया दिए गए नंबर पर फोन करें।
Panjabi	ਜੇ ਤੁਹਾਨੂੰ ਅੰਗਰੇਜ਼ੀ ਸਮਝ ਨਹੀਂ ਆਉਂਦੀ ਤੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਵਿਚ ਦਿੱਤੀ ਗਈ ਜਾਣਕਾਰੀ ਦਾ ਤਰਜਮਾ ਪੰਜਾਬੀ ਵਿਚ ਚਾਹੀਦਾ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਦਿੱਤੇ ਗਏ ਨੰਬਰ ਤੇ ਫੋਨ ਕਰੋ।
Somali	Haddii Ingiriisku uusan ahayn afkaaga koowaad aadna u baahan tahay turjumidda xog ku jirta dokumentigan fadlan la xiriiir 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 Roxborough Park Conservation Area

Conservation Areas: Residential Planning Guidelines
Listed Buildings: Planning Guidelines
London Borough of Harrow Conservation Areas
London Borough of Harrow Listed Buildings
Roxborough Park CA Management Strategy (draft)

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

Produced by:

Harrow Council

Community & Environment Services
Conservation Team
Civic Centre
Station Road
Harrow
HA1 2UY

Contact the team on:

020 8736 6100 or 6101

or www.harrow.gov.uk