

HARROW VIEWS ASSESSMENT

JULY 2012



When melancholy Autumn comes to Wembley
 And electric trains are lighted after tea
 The poplars near the stadium are trembly
 With their tap and tap and whispering to me,
 Like the sound of little breakers
 Spreading out along the surf-line
 When the estuary's filling
 With the sea.

Then Harrow-on-the-Hill's a rocky island
 And Harrow churchyard full of sailor's graves
 And the constant click and kissing of the trolley buses hissing
 Is the level of the Wealdstone turned to waves
 And the rumble of the railway
 Is the thunder of the rollers
 As they gather for the plunging
 Into caves

There's a storm cloud to the westward over Kenton,
 There's a line of harbour lights at Perivale,
 Is it rounding rough Pentire in a flood of sunset fire
 The little fleet of trawlers under sail?
 Can those boats be only roof tops
 As they stream along the skyline
 In a race for port and Padstow
 With the gale?



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INTRODUCTION

SLR Consulting Limited (SLR) was appointed by London Borough of Harrow (LB Harrow) to carry out a Views Assessment for the Borough. The main objectives of the study are to:

- Review and assess the existing views, landmarks and vistas identified in the UDP (2004);
- Provide robust justification for the retention, modification or removal of each existing view, landmark and vista;
- Identify and assess possible new views and vistas;
- Recommend any new views and vistas for inclusion in the development plan, providing robust justification for the inclusion or exclusion of each new view or vista identified;
- Recommend appropriate policies for inclusion in the Area Action Plan and the vistas;

- Prepare and provide any and all necessary supporting material (e.g. images and maps); and
- Report the findings and recommendations to the Council

This Views Assessment is based upon a thorough review of existing policies and guidance as well as site visits carried out in both winter and summer. Surveys were carried out by a Chartered Landscape Architect with over 20 years of experience who has specialised in Landscape and Visual Impact Assessment.

In addition, consultation with local residents was carried out to review the suggested protected views and consider alternatives. A meeting was held on 29th November 2011, at which residents were asked to contribute additional viewpoints which they felt could meet the required criteria. Every suggested viewpoint was assessed on further site visits, and some of these viewpoints have been incorporated as protected views.

A review of the relevant planning policies has been carried out to set the planning context for this Assessment and to help inform the methodology.

Regional Policy: The London Plan 2011

Policy 7.11 of the London Plan introduces the London Views Management Framework (LVMF), which identifies 27 views across London that require particular protection and sets out the methodology for protecting these views. None of the identified viewing places, vistas or landmarks is located within Harrow.

However, the principles set out in policy 7.11 could equally apply to other London Boroughs. In relation to the selection of viewing places and vistas these principles include:

- Viewing places should be publicly accessible and well-used
- Protected views should include significant buildings or urban landscapes that help to define London at a strategic level
- Views should represent panoramas across substantial parts of London, AND/OR views from an urban space of a building or group of buildings within a townscape setting (including narrow, linear views to a defined object) AND/OR broad prospects along the River Thames

Policy 7.12 then sets out how the chosen views should be protected. The overall objective is set out in part A of 7.12:

New development should not harm, and where possible should make a positive contribution to, the characteristics and composition of the strategic views and their landmark elements. It should also preserve or enhance viewers' ability to recognise and to appreciate strategically important landmarks in these views and, where appropriate, protect the silhouette of landmark elements of World Heritage Sites as seen from designated viewing places.

Policy 7.12 also states that development in the foreground or middle ground of a protected view should *"not be overly intrusive, unsightly or prominent to the detriment of the view"*. Development in the background of designated views should *"give context to landmarks and not harm the composition of the view as a whole"*.

Policy 7.12 states that new development within designated panoramas *"should be managed so that development fits within the prevailing pattern of buildings and spaces and should not detract from the panorama as a whole"*. Where strategically important landmarks occur within these views they should be given an *"appropriate setting and prevent a canyon effect from new buildings crowding in too close to the strategically important landmark in the foreground, middle ground or background where appropriate"*.

For townscape and linear views, Policy 7.12 states that development should be *"managed so that the ability to see specific buildings ... in conjunction with the surrounding environment, including distant buildings within views, is preserved."*

Local Policy: Saved Policies in the Harrow Unitary Development Plan (UDP)

Paragraph 4.93 of the UDP states that:

"for many people Harrow is best known for its imposing landmarks and attractive skyline ridges. Views of Harrow on the Hill and the Harrow Weald Ridge extend over large parts of the Borough and the surrounding area and add significantly to the quality of the local landscape".

This paragraph also notes that the Borough also contains:

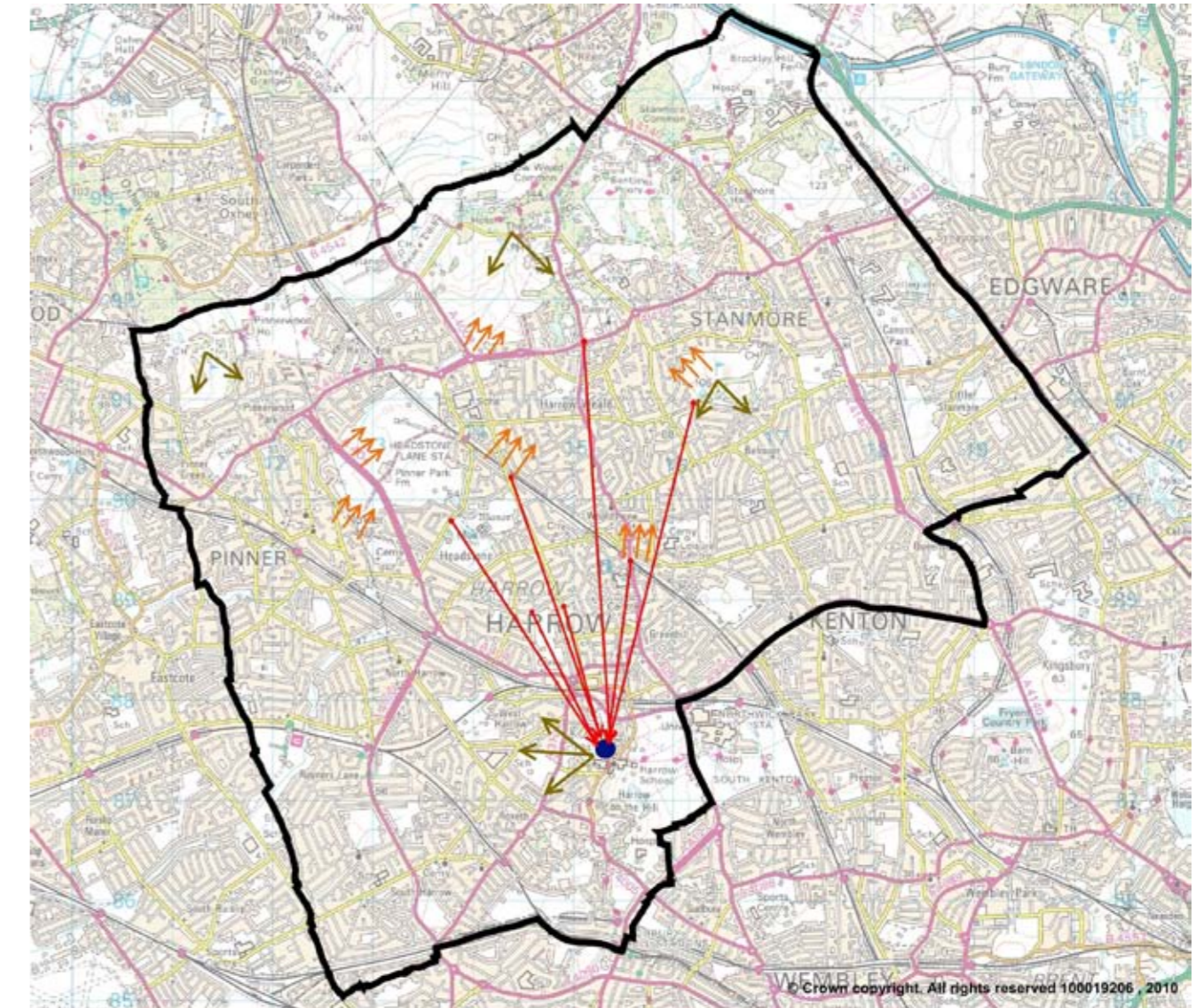
"panoramic views over Harrow, the neighbouring authorities, and beyond towards Central London". It is noted here that *"poorly sited and over sized buildings can intrude on these spectacular views and detract considerably from a key characteristic of the Borough"*.

In order to protect these valued views, saved policy D31, Views and Landmarks, states that:

"The Council will resist development that has an adverse impact on important local views, panoramas and prospects, and will seek to ensure that public access to identified viewpoints is maintained and enhanced"

Schedule 4 of the UDP lists the Views and Landmarks to be protected:

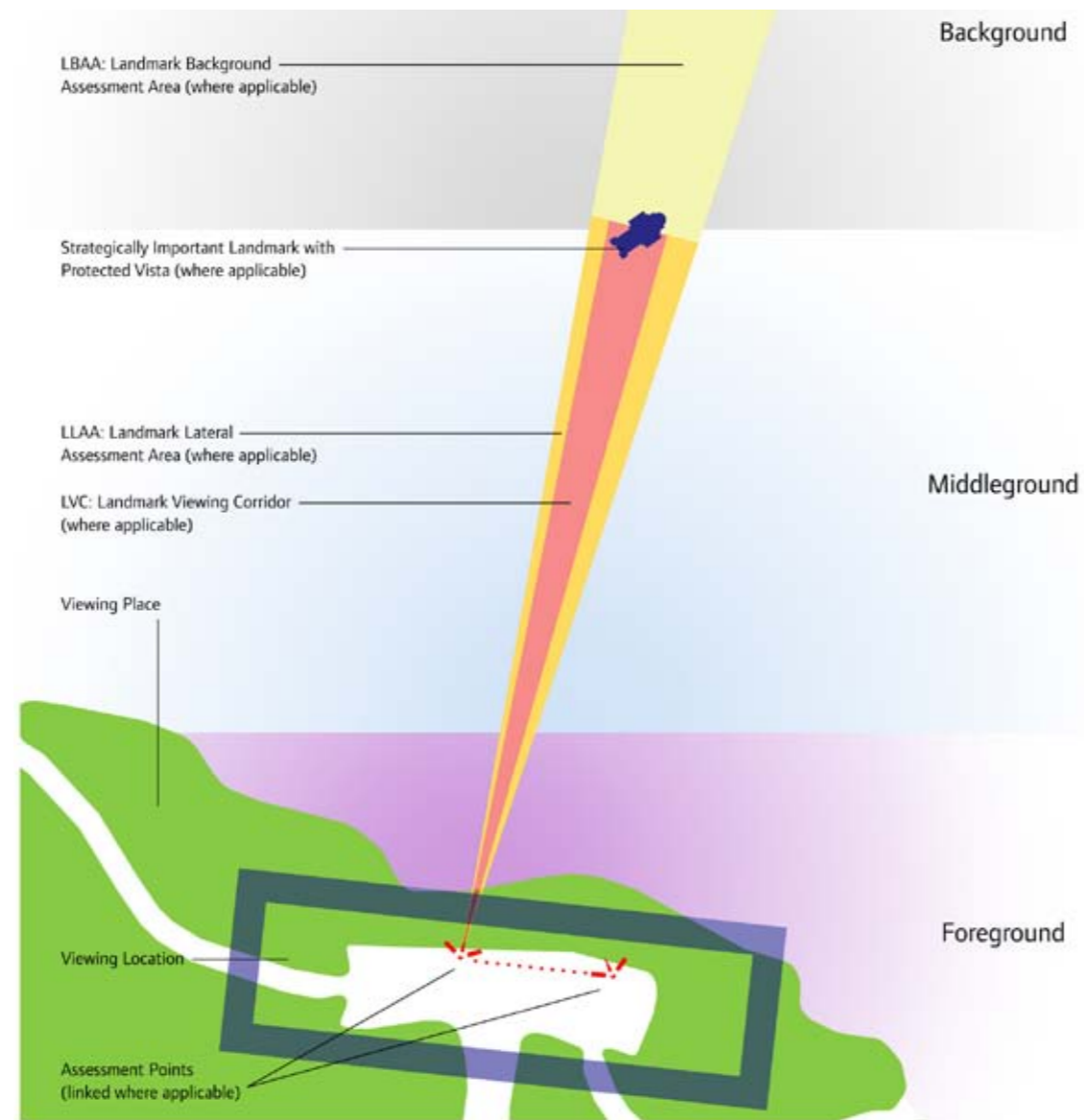
- | | |
|--|--|
| <p>(i) St Mary's Church, Harrow on the Hill, from:</p> <ul style="list-style-type: none"> • Harrow Recreation Ground, at entrance from Cunningham Park • Courtenay Avenue, at bridge over railway • The Bridge/George Gange Way, Wealdstone • Junction Uxbridge Road/Brookshill • Headstone Manor Recreation Ground – opposite Melbourne Avenue • Footpath at Mountside/Vernon Drive, and • Harrow View, at junction with Radnor Road | <p>(ii) Panoramic view of Harrow and Central London from Old Redding</p> <p>(iii) Panoramic view of Harrow from Pinner Golf Club</p> <p>(iv) Panoramic view of South Harrow, Rayners lane and Pinner from St Mary's Church, Harrow on the Hill</p> <p>(v) Panoramic view of Harrow and Central London from Stanmore Golf Course</p> <p>(vi) Harrow Weald Ridge from:</p> <ul style="list-style-type: none"> • The Bridge/George Gange Way, Wealdstone • George V Avenue/St Thomas' Drive • Stanmore Golf Course • Courtenay Avenue, at bridge over railway • Wakehams Hill, and • Roger Bannister Playing Fields |
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London Views Management Framework (LVMF, 2012)

The London Views Management Framework builds upon policies 7.11 and 7.12 within the London Plan by providing guidance on the character and protection of the 27 views. Viewing Places, Locations and assessment points are defined, as are Landmark Viewing Corridors (shown with the red cone in the figure below) and Wider Setting Consultation Areas (shown in yellow). Figure 1, below, illustrates the main elements which are included within the description of each view.

As paragraph 45 of the LVMF explains, “the Landmark Viewing Corridor is a triangular area that lies between an assessment point and a Strategically Important Landmark. The threshold plane defined for this area is derived from the line of sight linking the observer at the Assessment Points with a specific target point on the landmark. Development that exceeds this threshold plane is likely to harm the viewer’s ability to recognise and appreciate the Strategically Important Landmark”.



The Wider Setting Consultation Area encloses the Landmark Viewing Corridor, although this is not always present. As paragraph 47 of the LVMF states, this area “is integral to the viewer’s ability to recognise and appreciate the Strategically Important Landmark and is sensitive to change”. It too has a threshold plane and any development which exceeds this will be subject to the same consultation requirements as the Landmark Viewing Corridor.

A map of the protected vista is then provided, and this is annotated to show indicative threshold heights.

The character of the view is then described, and the management of each view is then discussed with reference to foreground, middle ground, and background to the view, as well as the viewing place itself.

Seeing History in the View (English Heritage, May 2011)

This guidance is primarily aimed at protecting buildings of heritage value within views. The methodology used builds on the terminology and approach used in the LVMF, since it again includes elements such as viewing points, viewing places, and assessment points.

A two stage approach is advocated within this guidance. In the Phase A analysis, the importance of heritage assets within the view is determined by identifying elements such as World Heritage Sites, Listed Buildings, Scheduled Monuments and/or historic parks and gardens. The importance of the view as a whole is then assessed

In Phase B the potential impact of developments is assessed. Developments can have beneficial, neutral or adverse effects on views: “for example, a development proposal that blocks, dominates, or detracts from a heritage asset by virtue of its scale, position in a view, or design is likely to result in an adverse impact both on the asset itself and the way in which it can contribute to the heritage significance within the view. On the other hand, the removal of an existing building that interferes with a heritage asset is likely to result in a beneficial impact.”

Guidelines on Landscape and Visual Impact Assessment (GLVIA, Landscape Institute and Institute of Environmental Management and Assessment 2002)

The GLVIA is the national guidance on the assessment of landscape and visual assessment prepared by the Chartered body for Landscape Architects, the professionals that are most

commonly asked to assess the value of views and the effects of development upon those views.

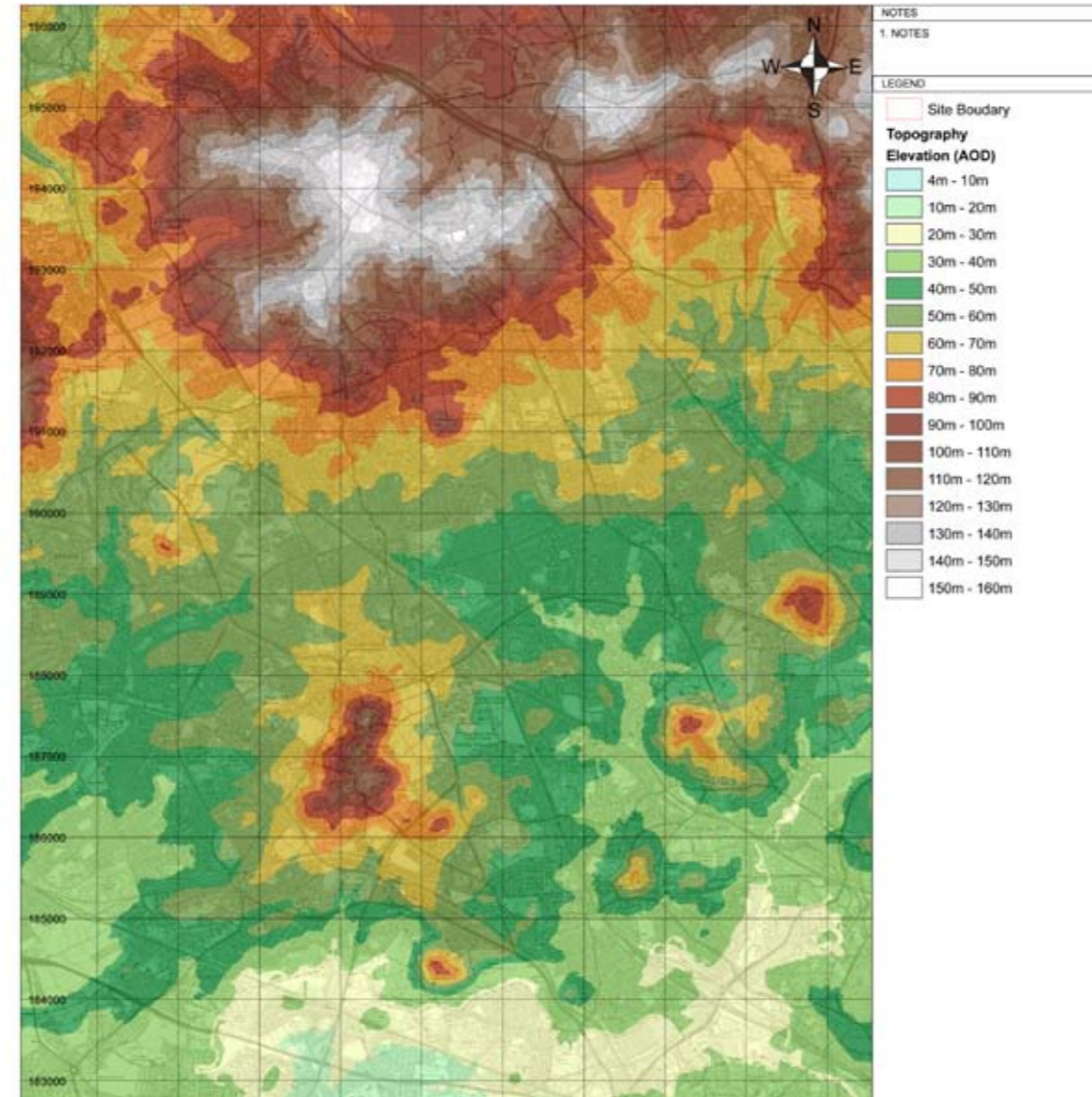
In assessing the effects of development upon views, the GLVIA focuses on the sensitivity of viewpoints and the magnitude of effects which a development would cause. The sensitivity of viewpoints depends upon a number of factors, including:

- The location and context of the viewpoint
- The expectations and occupation or activity of the receptor
- The importance of the view (which may be determined with respect to its popularity or numbers of people affected, its appearance in guidebooks, on tourist maps, and in the facilities provided for its enjoyment and references to it in literature or art)

It therefore follows that the most sensitive viewpoints are those which are publicly accessible and well-used, as also defined within the LVMF. However, it is also important to consider what the activity of the viewer is and how likely they are to focus on views: for example, you are more likely to focus on the view if you are sitting on a bench or walking a footpath than driving around a roundabout.

Topography

The topography in the Borough is one of its defining characteristics. To the north, the Harrow Weald Ridge reaches elevations of over 160m AOD, and this elevated ridge then sweeps downwards to Wealdstone and Harrow at elevations of between 30 and 60m AOD, and then, still further south, to elevations of lower than 10m AOD in South Harrow. One of the few exceptions to this overall trend is Harrow on the Hill, which reaches an elevation of approximately 120m.



Land-Use

North of Pinner and Harrow Weald is the Weald Ridge, with woodland, open fields and leisure and recreational uses. Moving southwards, the southern edge of the Weald Ridge grades into the suburban residential areas of Harrow Weald and, further to the south is a mosaic of parks, low-level residential and employment uses which characterise Headstone and Wealdstone. South of Wealdstone the residential areas continue and surround Harrow Town Centre, which combines mid-rise employment and retail facilities with a hub of main roads and railway lines.

One characteristic and unusual feature of Harrow is that immediately adjacent to the town centre is an important combination of large, open spaces associated with Harrow on the Hill and Harrow School, traversed by a network of well-used footpaths.

To the west of these open spaces are the residential areas of West Harrow, North Harrow and Rayners Lane, and to the east is the Northwick Park hospital and North Wembley.

Key Landmarks

Undeniably the most famous and prominent building in Harrow is St Mary's Church, Harrow on the Hill. The church, now a Grade I listed structure, was started in 1087. Lord Byron frequently visited the church when a schoolboy at Harrow (1801 to 1805), and famously sat dreaming by "his favourite tombstone" as recorded in "Lines Written beneath an Elm in the Churchyard of Harrow". St Mary's is set within a context of attractive 16th to 20th century buildings associated with Harrow School, many of which are listed. Harrow on the Hill is located within a series of adjacent conservation areas.

What makes St Mary's a distinctive landmark is not its architecture, or that of surrounding buildings, but its setting on Harrow on the Hill. This steep, wooded hill, which stands over 100 metres above Harrow town centre, is a dramatic and distinctive element in the landscape. It is the silhouette of the hill, combined with the spire of St Mary's, which therefore creates a strategically important landmark.

Another important landmark is the Harrow Weald Ridge, which once more projects high above Harrow and Harrow Weald. Unlike St Mary's and Harrow on the Hill this landmark is not as focused and discrete; it extends for several kilometres.

However, its close juxtaposition with the dense suburban areas of Pinner and Stanmore, and the green back drop which it provides to views from Harrow town centre and Harrow on the Hill, mean that it too is a distinctive element of views of Harrow and requires protection.

The Nature of Views

The dramatic variations in topography across the Borough provide opportunities for long views towards either the Harrow Weald Ridge and/or St Mary's and Harrow on the Hill. These views are characteristic of Harrow and unique. They provide orientation and a strong sense of place.

From the higher ground, on the Weald Ridge and from parts of Harrow on the Hill, it is possible to gain panoramic views over Harrow and even Central London. From the lower ground views towards the ridge and St Mary's are often glimpsed through a fore- or middle-ground of built elements. These glimpsed views, often from roads or pavements, may not be worthy of protection in themselves, but they provide an important visual connection between the town and these distinctive landmarks.

Each of the 14 viewpoints contained within Schedule 4 of the UDP was analysed to determine whether it provided a suitable viewing place and view and was therefore appropriate for retention as a protected view. The tests used to determine suitability of views were derived largely from the LVMF criteria from the 2011 London Plan. However, one additional test was added from the GLVIA to assess whether users of the viewpoint were likely to appreciate the view, or more likely to be pre-occupied with another activity.

In addition 24 alternative viewpoints, not currently within the UDP, were also assessed:

- Grove Open Space
- Byron Park Recreation Ground
- Capital Ring, Harrow Playing Fields
- St Ann's Road, to the front of St George's
- Bentley Priory
- Stanmore Hill
- Pinner Station
- Bridge Street, Pinner (outside Police Station)
- Coledale Drive
- Kenmore Road
- West Harrow Recreation Ground
- Porlock Avenue
- Church Hill, Harrow on the Hill
- Peterborough Road, Harrow on the Hill
- Capital Ring at Football Lane, Harrow on the Hill
- Gayton Road
- Proposed Country Park at Wood Farm
- Shaftesbury Avenue
- Salisbury Road
- St Ann's Car Park
- Roxborough Road Footbridge
- Northumberland Road
- Hindes Road
- Station Road

The following assessment format was used for each viewpoint:



The Viewing Location

Parameter	Analysis
Access to the Public?	The LVMF states that protected views should be publicly accessible
A Well-Used Location?	The LVMF states that protected viewpoints should be well-used locations
The expectations or occupation of the Viewer?	The GLVIA states that this is a key factor in determining the sensitivity of a viewpoint. Viewers are more likely to appreciate views if they are from a public footpath, park or a place specially created for enjoying the view

The View

Parameter	Analysis
Views over Significant Landmarks?	The LVMF states that protected views should include landmarks. For Harrow, this should include St Mary's and Harrow on the Hill as well as the Harrow Weald Ridge
Views over urban landscapes that help to define Harrow?	Views towards the Harrow Weald Ridge, St Mary's and Harrow on the Hill help to define Harrow, particularly if these views include townscape context which show how these key elements are interrelated
Views over urban landscapes that help to define London?	Panoramic views may contain views over London as well as Harrow, which may give the view a wider significance

Nature of View

Parameter	Analysis
Panorama?	
Linear View?	The LVMF states that Protected Views can be one of, or a combination of, these views (as well as River Prospects, which are not applicable to Harrow)
Townscape View?	

Conclusion

Conclusions will then be drawn from this analysis and recommendations made as to whether the view should be retained as a protected view.

Given the large number of existing UDP and proposed views (38 in total), photographs and a full and detailed analysis are not included for all of these views. Instead, full assessment and photographs of all of the UDP views and 9 of the proposed views is included, with a briefer, tabulated assessment of the other 14 alternatives.



The Viewing Location

Parameter	Analysis
Access to the Public?	Public park adjacent to residential areas
A Well-Used Location?	Paths, grassed areas, benches all frequently used
The expectations or occupation of the Viewer?	Users of the park will pursue outdoor recreation, but will also sit and/or walk to take in views

The View

Parameter	Analysis
Views over Significant Landmarks?	Clear views towards St Mary's church and Harrow on the Hill, both which have added prominence due to their skyline position
Views over urban landscapes that help to define Harrow?	The prominence of the Hill and St Mary's, and its relationship with the residential townscape in the middle ground, make this view highly characteristic of Harrow
Views over urban landscapes that help to define London?	No; this view has a character very specific to Harrow

Nature of View

Parameter	Analysis
Panorama?	-
Linear View?	There is a linear view towards St Mary's and Harrow on the Hill
Townscape View?	This is a townscape view set within the urban context which comprises a foreground of parkland and residential buildings

Conclusion

This is a well-used viewpoint offering attractive views towards St Mary's and Harrow on the Hill, the prominence of which is emphasized by their skyline position. The relationship between the residential townscape and the prominent hill and spire makes this view particularly characteristic of Harrow.

It is recommended that this be a protected view.



The Viewing Location

Parameter	Analysis
Access to the Public?	Pavement and road accessible to the public, with residential properties nearby
A Well-Used Location?	Yes, but used mainly for access
The expectations or occupation of the Viewer?	Users would be primarily focused on the road/path ahead but may also take in glimpsed views towards Harrow on the Hill. Relatively narrow pavements and the busy road mean that viewers will not linger in this location

The View

Parameter	Analysis
Views over Significant Landmarks?	Clear views towards St Mary's church and Harrow on the Hill, both which have added prominence due to their skyline position: although urban elements such as telegraph poles and lamp posts interrupt this view
Views over urban landscapes that help to define Harrow?	The prominence of the Hill and St Mary's make this view characteristic of Harrow, although the view is compromised by the urban elements which interrupt and surround these buildings
Views over urban landscapes that help to define London?	No; this view has a character very specific to Harrow

Nature of View

Parameter	Analysis
Panorama?	-
Linear View?	There is a linear view towards St Mary's and Harrow on the Hill
Townscape View?	This is a townscape view set within the urban context which comprises a foreground of the road and residential buildings

Conclusion

Whilst this is a well-used viewpoint which offers views towards St Mary's and Harrow on the Hill, the conditions at the Viewing Place in particular mean that this is not worthy of formal protection. **It is recommended that this should not be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	Pavement and road accessible to the public
A Well-Used Location?	Yes, but used mainly for access
The expectations or occupation of the Viewer?	Users would be primarily focused on the road/path ahead but may also take in glimpsed views towards Harrow on the Hill. The adjacent very busy road means that viewers will not linger in this location

The View

Parameter	Analysis
Views over Significant Landmarks?	Partially screened views towards St Mary's church and Harrow on the Hill can be obtained from a small area of the pavement. The Civic Centre is far more prominent in the View than St Mary's
Views over urban landscapes that help to define Harrow?	The subordinate position of St Mary's in the view, combined with the fact that it is partially screened by vegetation and other buildings, mean that this view does not define the characteristics of Harrow
Views over urban landscapes that help to define London?	No

Nature of View

Parameter	Analysis
Panorama?	-
Linear View?	There is a linear view towards St Mary's and Harrow on the Hill, although this is partially interrupted by planting and/or other buildings
Townscape View?	This is a townscape view set within the urban context which comprises a foreground of the road and Civic Centre

Conclusion

Whilst this is a well-used viewpoint which offers glimpsed views towards St Mary's and Harrow on the Hill, the conditions at the Viewing Place and the quality of the View itself mean that this is not worthy of formal protection. **It is recommended that this should not be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	Pavement and road accessible to the public
A Well-Used Location?	Yes, but used mainly for access
The expectations or occupation of the Viewer?	Users would be primarily focused on the road/path ahead but may also take in glimpsed views towards Harrow on the Hill. The adjacent very busy roads mean that viewers will not linger in this location

The View

Parameter	Analysis
Views over Significant Landmarks?	Partially screened views towards St Mary's church and Harrow on the Hill can be obtained from a small area of the pavement. Urban elements in the foreground reduce the prominence of St Mary's
Views over urban landscapes that help to define Harrow?	This is one of the characteristic glimpsed views of Harrow on the Hill that can be obtained from roads, parks and residential areas
Views over urban landscapes that help to define London?	No

Nature of View

Parameter	Analysis
Panorama?	-
Linear View?	There is a linear view towards St Mary's and Harrow on the Hill, although this is framed by urban elements in the foreground
Townscape View?	This is a townscape view set within the urban context which comprises a foreground of the road and the frontages of private residences

Conclusion

Whilst this is a well-used viewpoint which offers glimpsed views towards St Mary's and Harrow on the Hill, the conditions at the Viewing Place and the quality of the View itself mean that this is not worthy of formal protection. **It is recommended that this should not be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	Yes, public park adjacent to residential areas
A Well-Used Location?	Yes, well used paths, playing areas and benches
The expectations or occupation of the Viewer?	Users of the park will pursue outdoor recreation, but will also sit and/or walk to take in views

The View

Parameter	Analysis
Views over Significant Landmarks?	Views of St Mary's from the entrance to the park nearest to Melbourne Avenue are difficult to obtain in the summer months due to intervening vegetation. There are glimpsed views from other parts of the park, such as the one shown here
Views over urban landscapes that help to define Harrow?	This is one of the characteristic glimpsed views of Harrow on the Hill that can be obtained from roads, parks and residential areas
Views over urban landscapes that help to define London?	No

Nature of View

Parameter	Analysis
Panorama?	-
Linear View?	There is a linear view towards St Mary's and Harrow on the Hill, although this is partially obscured by vegetation in the foreground
Townscape View?	This is a townscape view set within the urban context which comprises a foreground of the park

Conclusion

Whilst this is a publicly accessible viewpoint which offers glimpsed views towards St Mary's and Harrow on the Hill, the fleeting nature of the View itself means that this is not worthy of formal protection. **It is recommended that this should not be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	Yes, public footpath adjacent to residential area
A Well-Used Location?	Yes, well used path towards Stanmore Golf Course
The expectations or occupation of the Viewer?	This narrow, steep path does not encourage the viewer to linger to take in views, although users of footpaths will potentially be focused on views of the landscape. A fleeting view since views towards St Mary's disappear at higher and lower parts of the path

The View

Parameter	Analysis
Views over Significant Landmarks?	Views of St Mary's and Harrow on the Hill in the background and on the skyline, although the foreground slightly impinges on the Hill
Views over urban landscapes that help to define Harrow?	This is one of the characteristic glimpsed views of Harrow on the Hill that can be obtained from roads, parks and residential areas
Views over urban landscapes that help to define London?	No

Nature of View

Parameter	Analysis
Panorama?	-
Linear View?	There is a linear view towards St Mary's and Harrow on the Hill, although this is partially obscured by vegetation and urban elements in the foreground
Townscape View?	This is a townscape view set within the urban context which comprises a foreground of a suburban area

Conclusion

Whilst this is a well-used viewpoint which offers glimpsed views towards St Mary's and Harrow on the Hill, the fleeting nature of the View and the interruption by foreground elements means that this is not worthy of formal protection. **It is recommended that this should not be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	Yes, a well used road providing access to the Town Centre flanked on both sides by broad pavements
A Well-Used Location?	Both the road and pavements are frequently used
The expectations or occupation of the Viewer?	Cars will be focused on the road but pedestrians walking south are likely to have their eye drawn to St Mary's on the skyline

The View

Parameter	Analysis
Views over Significant Landmarks?	The existing protected viewpoint has views towards St Mary's but these are partially obscured by foreground urban elements and vegetation To the south of the Radnor Road junction is a section of Harrow View which has clear views towards Harrow on the Hill
Views over urban landscapes that help to define Harrow?	The alternative view includes an impressive view towards St Mary's, which appears to tower over the Town Centre and visually connects the residential areas north of the centre to Harrow on the Hill
Views over urban landscapes that help to define London?	No; this view has a character very specific to Harrow

Nature of View

Parameter	Analysis
Panorama?	-
Linear View?	There is a clear linear view towards St Mary's and Harrow on the Hill
Townscape View?	This is a townscape view set within the urban context which comprises a foreground of roads and residential areas and residential buildings

Conclusion

It is recommended that UDP viewpoint at the junction with Radnor Road be deleted. This should be replaced with a viewing place which extends along the southern section of Harrow View. This alternative viewing place would be a well-used viewpoint offering attractive views towards St Mary's and Harrow on the Hill, the prominence of which is emphasized by their skyline position. **It is recommended that this be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	Public car park with adjacent picnic areas accessible by road and from the London Loop
A Well-Used Location?	Car park and picnic areas are frequently used
The expectations or occupation of the Viewer?	Users of the car park and picnic area come with the express purpose of enjoying the views – some even bring binoculars

The View

Parameter	Analysis
Views over Significant Landmarks?	Clear views towards St Mary's church, Harrow on the Hill, Harrow Town Centre and over central London
Views over urban landscapes that help to define Harrow?	This view characterises views from the Harrow Weald Ridge over Harrow and clearly shows the topography of the Borough and the key landmarks within it
Views over urban landscapes that help to define London?	Yes; it is possible to see across central London and even to Leith Hill in Surrey on a clear day

Nature of View

Parameter	Analysis
Panorama?	Yes, a full panorama over Harrow and central London
Linear View?	There is also a linear view to St Mary's and Harrow on the Hill
Townscape View?	There are townscape views set within the broader panorama, for example across Harrow Town Centre

Conclusion

This is a well-used viewpoint offering attractive views towards St Mary's and Harrow on the Hill, as well as across central London. **It is recommended that this remain a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	There is a public right of way running across the golf course but the clearest views towards St Mary's are from the private golf course
A Well-Used Location?	A well-used golf course and the public right of way is also well-used
The expectations or occupation of the Viewer?	Golfers will enjoy taking in the views but will be primarily focused on their activity. Walkers are more likely to be focused on views of the wider landscape

The View

Parameter	Analysis
Views over Significant Landmarks?	Clear views towards St Mary's church and Harrow on the Hill, both which have added prominence due to their skyline position
Views over urban landscapes that help to define Harrow?	The prominence of the Hill and St Mary's make this view highly characteristic of Harrow
Views over urban landscapes that help to define London?	No; this view has a character very specific to Harrow

Nature of View

Parameter	Analysis
Panorama?	-
Linear View?	There is a linear view towards St Mary's and Harrow on the Hill
Townscape View?	Largely a rural/suburban context to the view, although the background includes views over Harrow Town Centre

Conclusion

This is a well-used viewpoint with good views over Harrow, but the best views are not publicly accessible. **It is recommended that this should not be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	A public viewpoint accessible from the Capital Ring
A Well-Used Location?	Surfaced paths and benches, signage and an interpretation panel indicate that this is well-used
The expectations or occupation of the Viewer?	Users of this viewpoint, and the adjacent benches, are likely to be focused on the views

The View

Parameter	Analysis
Views over Significant Landmarks?	Whilst there are clear views over South Harrow the view does not contain significant landmarks
Views over urban landscapes that help to define Harrow?	The view from St Mary's is in itself a characteristic of Harrow, although the view itself contains few distinctive elements
Views over urban landscapes that help to define London?	There is a distant view over parts of London, but this is again not distinctive

Nature of View

Parameter	Analysis
Panorama?	Panorama over South Harrow and parts of London
Linear View?	No specific linear views towards landmarks
Townscape View?	Townscape view over South Harrow

Conclusion

This is a well-used viewpoint offering panoramic views over South Harrow, but the views contain no distinctive buildings and consequently lack distinctiveness. **It is recommended that this should not be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	There is a public right of way running across the golf course but the clearest views towards St Mary's are from the private golf course
A Well-Used Location?	A well-used golf course and the public right of way is also well-used
The expectations or occupation of the Viewer?	Golfers will enjoy taking in the views but will be primarily focused on their activity. Walkers are more likely to be focused on views of the wider landscape

The View

Parameter	Analysis
Views over Significant Landmarks?	Clear views towards St Mary's church and Harrow on the Hill, both which have added prominence due to their skyline position
Views over urban landscapes that help to define Harrow?	The prominence of the Hill and St Mary's make this view highly characteristic of Harrow
Views over urban landscapes that help to define London?	No; this view has a character very specific to Harrow

Nature of View

Parameter	Analysis
Panorama?	There are panoramic views over Harrow Town Centre and including Harrow on the Hill
Linear View?	There is a linear view towards St Mary's and Harrow on the Hill
Townscape View?	Largely a rural/suburban context to the view, although the background includes views over Harrow Town Centre

Conclusion

This is a well-used viewpoint with good views over Harrow, but the best views are not publicly accessible. **It is recommended that this should not be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	Pavement and road accessible to the public
A Well-Used Location?	Yes, but used mainly for access
The expectations or occupation of the Viewer?	Users would be primarily focused on the road/path ahead but may also take in glimpsed views towards the Weald Ridge. The adjacent very busy roads mean that viewers will not linger in this location

The View

Parameter	Analysis
Views over Significant Landmarks?	There are glimpsed views towards the Weald Ridge at the end and to the side of the road. Urban elements in the foreground reduce the prominence of these features
Views over urban landscapes that help to define Harrow?	This is one of the characteristic glimpsed views of Harrow Weald Ridge that can be obtained from residential areas and roads
Views over urban landscapes that help to define London?	No

Nature of View

Parameter	Analysis
Panorama?	-
Linear View?	There are linear views towards the Weald Ridge to the north and north east
Townscape View?	This is a townscape view with a rural background

Conclusion

Whilst this is a well-used viewpoint which offers glimpsed views towards the Harrow Weald Ridge the conditions at the Viewing Place and the quality of the View itself mean that this is not worthy of formal protection. **It is recommended that this should not be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	Public right of way adjacent to a residential area
A Well-Used Location?	Well-used path adjacent to benches with signage
The expectations or occupation of the Viewer?	Users of the path and benches are likely to be focused on the views

The View

Parameter	Analysis
Views over Significant Landmarks?	There is a clear view towards the Harrow Weald Ridge although this is interrupted by overhead lines. The foreground/midground landscape is slightly degraded, with poorly marked field boundaries
Views over urban landscapes that help to define Harrow?	This is a view over a largely rural landscape but one which also includes some suburban elements which make it slightly more distinctive
Views over urban landscapes that help to define London?	No

Nature of View

Parameter	Analysis
Panorama?	Yes, over the suburban edge of Pinner and towards the Harrow Weald Ridge
Linear View?	There are no linear views
Townscape View?	No

Conclusion

This is a well-used viewpoint offering views towards the Harrow Weald Ridge, although the predominantly rural nature of the view means that it does not help to define the key characteristics of Harrow. **It is recommended that this should not be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	Public playing fields adjacent to residential areas, adjacent to a public right of way
A Well-Used Location?	The playing fields are well-used and maintained, and the footpath is also well-used
The expectations or occupation of the Viewer?	Users of the playing fields will be primarily occupied with recreation, but may also sit and/or walk to take in views

The View

Parameter	Analysis
Views over Significant Landmarks?	Clear views towards the Harrow Weald Ridge, although the prominence of this landform is greatly reduced from this angle
Views over urban landscapes that help to define Harrow?	Whilst the Weald Ridge is visible, the lack of suburban or urban context means that this lacks distinctiveness
Views over urban landscapes that help to define London?	No

Nature of View

Parameter	Analysis
Panorama?	A largely rural panorama
Linear View?	No
Townscape View?	No

Conclusion

This is a well-used viewpoint offering attractive views of the Harrow Weald Ridge. However, the ridge lacks prominence from this perspective and the view as a whole is neither distinctive nor particularly characteristic of Harrow. **It is recommended that this should not be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	Public park adjacent to residential areas, crossed by public rights of way
A Well-Used Location?	Very well-used, with benches, paths and a grassed area which is often used for picnicking
The expectations or occupation of the Viewer?	Users of the park will pursue outdoor recreation, but will also sit and/or walk to take in views

The View

Parameter	Analysis
Views over Significant Landmarks?	Clear views towards Harrow Weald Ridge, which is viewed within the context of Harrow Town centre
Views over urban landscapes that help to define Harrow?	The combination of the open space in the foreground, Harrow Town Centre in the middle ground and the Weald Ridge in the background mean that this is a distinctive view, wholly characteristic of Harrow
Views over urban landscapes that help to define London?	No; this view has a character very specific to Harrow

Nature of View

Parameter	Analysis
Panorama?	A broad panorama over Harrow Town Centre and towards the Weald Ridge
Linear View?	No
Townscape View?	Views extend over Harrow town centre and towards Wealdstone

Conclusion

This is a well-used viewpoint offering distinctive views towards Harrow Weald Ridge, the prominence of which is emphasized by its skyline position.

It is recommended that this be a protected view.



The Viewing Location

Parameter	Analysis
Access to the Public?	Yes, public park adjacent to residential areas
A Well-Used Location?	Yes, well used paths, playing areas and benches
The expectations or occupation of the Viewer?	Users of the park will pursue outdoor recreation, but will also sit and/or walk to take in views

The View

Parameter	Analysis
Views over Significant Landmarks?	Views of St Mary's are possible from the northern edge of the park, although the prominence of this is reduced by the mass of buildings along the southern edge of the park
Views over urban landscapes that help to define Harrow?	This is one of the characteristic glimpsed views of Harrow on the Hill that can be obtained from roads, parks and residential areas
Views over urban landscapes that help to define London?	No

Nature of View

Parameter	Analysis
Panorama?	-
Linear View?	There is a linear view towards St Mary's and Harrow on the Hill, although this is partially obscured by buildings in the midground
Townscape View?	This is a townscape view set within the urban context which comprises a foreground of the park

Conclusion

Whilst this is a well-used viewpoint which offers glimpsed views towards St Mary's and Harrow on the Hill, the fleeting nature of the View itself means that this is not worthy of formal protection. **It is recommended that this should not be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	The Viewing Place is on the Capital Ring
A Well-Used Location?	The path is well marked and forms part of a well known long-distance walk
The expectations or occupation of the Viewer?	Walkers will be primarily focused on the landscape/townscape

The View

Parameter	Analysis
Views over Significant Landmarks?	From this angle Harrow on the Hill and St Mary's are prominent and skylined
Views over urban landscapes that help to define Harrow?	This is a distinctive view which characterises Harrow: views over Harrow playing fields towards Harrow on the Hill and Harrow School
Views over urban landscapes that help to define London?	No; this view has a character very specific to Harrow

Nature of View

Parameter	Analysis
Panorama?	Yes, there is a broad panorama over the open playing fields with Harrow on the Hill being the predominant visual element
Linear View?	There is a linear view towards St Mary's and Harrow on the Hill
Townscape View?	Townscape, in particular Harrow Town Centre, is a recessive element of this view, and this gives added prominence to Harrow on the Hill

Conclusion

This is a well-used viewpoint offering attractive views towards St Mary's and Harrow on the Hill, the prominence of which is emphasized by their skyline position. **It is recommended that this be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	An area of public realm at the heart of Harrow Town Centre, immediately to the front of St George's Shopping Centre. St Ann's Road is identified as a civic space in Harrow's PPG17 study and the Council is committed through the Core Strategy to public realm improvements.
A Well-Used Location?	Immediately adjacent to St Ann's Shopping Centre in the centre of the town, and also next to a public house with outdoor seating
The expectations or occupation of the Viewer?	Passers-by will not necessarily be focused on the more distant views, although users of nearby seating are likely to face the view and appreciate it

The View

Parameter	Analysis
Views over Significant Landmarks?	Views towards St Mary's church and Harrow on the Hill, although this is through a "canyon" of townscape and partially obscured by urban elements
Views over urban landscapes that help to define Harrow?	This is one of the few places in Harrow town centre from which it is possible to gain a view of St Mary's and Harrow on the Hill. The infrequency of these views, and the striking contrast between townscape and the landmark in the background, make these views important and distinctive
Views over urban landscapes that help to define London?	No; this view has a character very specific to Harrow

Nature of View

Parameter	Analysis
Panorama?	-
Linear View?	There is a linear view towards St Mary's and Harrow on the Hill
Townscape View?	This is a townscape view set within the urban context which comprises a foreground of mid-rise retail and office buildings

Conclusion

This is a very well-used viewpoint offering glimpsed but impressive views towards St Mary's and Harrow on the Hill, the prominence of which is emphasized by their skyline position. Whilst this is a narrow, linear view it provides an important visual link between the town centre and Harrow on the Hill, and there are few other examples of this in the town centre. **It is recommended that this be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	The Viewing Place is on the Capital Ring and also at the junction of Peterborough Road and Football Lane
A Well-Used Location?	The path is well marked and forms part of a well known long-distance walk
The expectations or occupation of the Viewer?	Walkers will be primarily focused on the landscape/townscape

The View

Parameter	Analysis
Views over Significant Landmarks?	Significant landmarks in central London are visible including the Shard, Canary Wharf, Post Office Tower, and, in the middle ground, Wembley Stadium
Views over urban landscapes that help to define Harrow?	The relationship between the Harrow School buildings and views of central London help to locate Harrow within its wider geographical context
Views over urban landscapes that help to define London?	This view allows a wide appreciation of the topography and layout of London, and how Harrow on the Hill relates to this

Nature of View

Parameter	Analysis
Panorama?	Yes, there is a broad panorama over London
Linear View?	There are no views towards key landmarks in Harrow, but other important buildings within London are clearly visible
Townscape View?	Yes, with stark contrasts between the relatively small scale school buildings and trees in the foreground and the distant urban panorama

Conclusion

This is a well-used viewpoint offering dramatic views towards central London. Whilst neither St Mary's nor the Weald Ridge is visible, the view is important in that it connects Harrow with its wider geographical context. **It is recommended that this be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	An area of public realm close to Harrow Town Centre
A Well-Used Location?	A road with pavements on both sides and a small seating area with associated landscaping
The expectations or occupation of the Viewer?	Passers-by will not necessarily be focused on the more distant views, although users of the seating are likely to face the view and appreciate it

The View

Parameter	Analysis
Views over Significant Landmarks?	Views towards St Mary's church and Harrow on the Hill, although this is through a "canyon" of townscape
Views over urban landscapes that help to define Harrow?	This is one of the few places in Harrow town centre from which it is possible to gain a view of St Mary's and Harrow on the Hill. The infrequency of these views, and the striking contrast between the foreground townscape and the prominent, raised profile of the landmark in the background, make these views important and distinctive
Views over urban landscapes that help to define London?	No; this view has a character very specific to Harrow

Nature of View

Parameter	Analysis
Panorama?	-
Linear View?	There is a linear view towards St Mary's and Harrow on the Hill
Townscape View?	This is a townscape view set within the urban context which comprises a foreground of mid-rise retail and office buildings

Conclusion

This is a well-used viewpoint offering glimpsed but impressive views towards St Mary's and Harrow on the Hill, the prominence of which is emphasized by their skyline position. Whilst this is a narrow, linear view it provides an important visual link between the town centre and Harrow on the Hill, and there are few other examples of this in the town centre. **It is recommended that this be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	Public park adjacent to residential areas
A Well-Used Location?	Paths, grassed areas, benches all frequently used
The expectations or occupation of the Viewer?	Users of the park will pursue outdoor recreation, but will also sit and/or walk to take in views

The View

Parameter	Analysis
Views over Significant Landmarks?	Clear views towards St Mary's church and Harrow on the Hill, both which have added prominence due to their skyline position
Views over urban landscapes that help to define Harrow?	The prominence of the Hill and St Mary's, and its relationship with the residential townscape in the middle ground, make this view highly characteristic of Harrow
Views over urban landscapes that help to define London?	No; this view has a character very specific to Harrow

Nature of View

Parameter	Analysis
Panorama?	-
Linear View?	There is a linear view towards St Mary's and Harrow on the Hill
Townscape View?	This is a townscape view set within the urban context which comprises a foreground of parkland and residential buildings

Conclusion

This is a well-used viewpoint offering attractive views towards St Mary's and Harrow on the Hill, the prominence of which is emphasized by their skyline position. The relationship between the residential townscape and the prominent hill and spire makes this view particularly characteristic of Harrow. **It is recommended that this be a protected view.**



The Viewing Location

Parameter	Analysis
Access to the Public?	Currently no public access, but there is planning permission for a country park with a small car park, footpaths and a publicly accessible vantage point
A Well-Used Location?	Currently not used
The expectations or occupation of the Viewer?	It is likely, given the quality of the panoramic views and the provision that will be made to allow access, that this will be a popular viewpoint that people will visit with the express purpose of enjoying the views

The View

Parameter	Analysis
Views over Significant Landmarks?	Clear views towards St Mary's church, Harrow on the Hill, Harrow Town Centre, Wembley Stadium and over central London
Views over urban landscapes that help to define Harrow?	This view characterises views from the Harrow Weald Ridge over Harrow and clearly shows the topography of the Borough and the key landmarks within it
Views over urban landscapes that help to define London?	The panoramic nature of these views sets Harrow and Harrow on the Hill within its wider context as part of London

Nature of View

Parameter	Analysis
Panorama?	Yes, a full panorama over Harrow and central London
Linear View?	There is also a linear view to St Mary's and Harrow on the Hill
Townscape View?	-

Conclusion

This is currently not publicly accessible and therefore cannot be considered as a protected view at this stage. However, **once this is established as a vantage point within a publicly accessible country park it is recommended that it be made a protected view.**



There are two views from this viewing place, one towards Harrow on the Hill and St Mary's and one towards the Harrow Weald Ridge. The two views are shown on this and the following page and the analysis of both view, and viewing place can be found overleaf.



The Viewing Location

Parameter	Analysis
Access to the Public?	A separate footbridge and cycleway to the south of Roxborough Road and parallel with Junction Road
A Well-Used Location?	A well used through route which enables pedestrians and cyclists to cross the railway line without using the adjacent busy roads and roundabouts
The expectations or occupation of the Viewer?	Viewers are likely to use this primarily for access, although separation from the roundabout also allows time and comfort to consider the views

The View

Parameter	Analysis
Views over Significant Landmarks?	Views towards St Mary's church and Harrow on the Hill are clearly visible and are silhouetted on the skyline. Also provides views between town centre buildings towards Weald Ridge
Views over urban landscapes that help to define Harrow?	This is one of the few places in Harrow town centre from which it is possible to gain a view of St Mary's and Harrow on the Hill. The infrequency of these views, and the striking contrast between the townscape to the left and the prominent, raised profile of the landmark in to the right, make these views important and distinctive. This viewpoint also provides a view in the other direction towards the Harrow Weald Ridge
Views over urban landscapes that help to define London?	No; this view has a character very specific to Harrow

Nature of View

Parameter	Analysis
Panorama?	-
Linear View?	There is a linear view towards St Mary's and Harrow on the Hill, as well as towards the Harrow Weald Ridge
Townscape View?	This is a townscape view set within an urban context which comprises a foreground of infrastructural elements

Conclusion

This is a well-used viewpoint offering clear views towards St Mary's and Harrow on the Hill, the prominence of which is emphasized by their skyline position. This viewpoint is unusual in that it is close to Harrow town centre and yet provides strong visual links to both the Harrow Weald Ridge and Harrow on the Hill. **It is recommended that this be a protected view.**



The following table summarises the analysis of other proposed viewpoints and views based upon the same criteria as those considered above.

None of these viewpoints or views have been recommended to be protected.

The Viewing Location

Proposed Viewpoint	Analysis
Bentley Priory	Accessible to the public and well used but views towards Harrow on the Hill and Wembley are glimpsed and do not help to define either Harrow or London
Stanmore Hill	Glimpsed views towards Wembley Stadium. Users unlikely to be focused on landscape and views. Accessible but not popular
Pinner Station	Glimpsed views towards St Mary's and Harrow on the Hill. Users are unlikely to be primarily focused on the landscape and views
Bridge Street, Pinner (outside Police Station)	No clear views towards St Mary's or Harrow on the Hill due to intervening vegetation and buildings
Coledale Drive	Clear views of Harrow on the Hill and publicly accessible, but this is not a well used viewpoint and viewers are unlikely to be primarily focused on the landscape
Kenmore Road	Glimpsed views towards Wembley Stadium. Users unlikely to be focused on landscape and views. Accessible but not popular
Porlock Avenue	Views towards Harrow on the Hill across cricket pitches from a section of pavement and through a fence and trees. Users are unlikely to be primarily focused on the landscape and views. Accessible but not popular
Church Hill, Harrow on the Hill	No clear views towards London or Harrow due to intervening vegetation and buildings
Peterborough Road, Harrow on the Hill	Few clear views towards London or Harrow due to intervening vegetation and buildings, with the exception of junction with Football Lane and glimpsed views between buildings
Shaftesbury Avenue	Views towards Harrow on the Hill and St Mary's largely screened by intervening vegetation and buildings. Accessible but not popular
Salisbury Road	Glimpsed view towards Harrow on the Hill. Users unlikely to be primarily focused on landscape and views. Accessible but not popular
St Ann's Car Park	Panoramic views of Harrow Weald ridge and towards central London. However users unlikely to be primarily focused on landscape and views. Accessible but not popular
Northumberland Road	Glimpsed view towards Harrow on the Hill. Users unlikely to be primarily focused on landscape and views. Accessible but not popular
Hindes Road	Glimpsed view towards Harrow on the Hill from junctions such as with Welldon Crescent. Users unlikely to be primarily focused on landscape and views. Accessible but not popular
Station Road	No clear views towards Harrow on the Hill and/or St Mary's

The analysis of existing 14 UDP viewpoints, and proposed 24 alternative viewpoints, has concluded that the following 11 views should be protected:

- Harrow Recreation Ground
- Harrow View
- Old Redding
- The Grove Open Space
- Capital Ring, Harrow Playing Fields
- St Ann’s Road, Harrow Town Centre
- West Harrow Recreation Ground
- Capital Ring at Football Lane, Harrow on the Hill
- Gayton Road
- Proposed Country Park at Wood Farm
- Roxborough Road Footbridge

Each of these views is described in more detail in the following sections, and recommendations are made as to how the View itself, and the Viewing Location, should be managed in future.

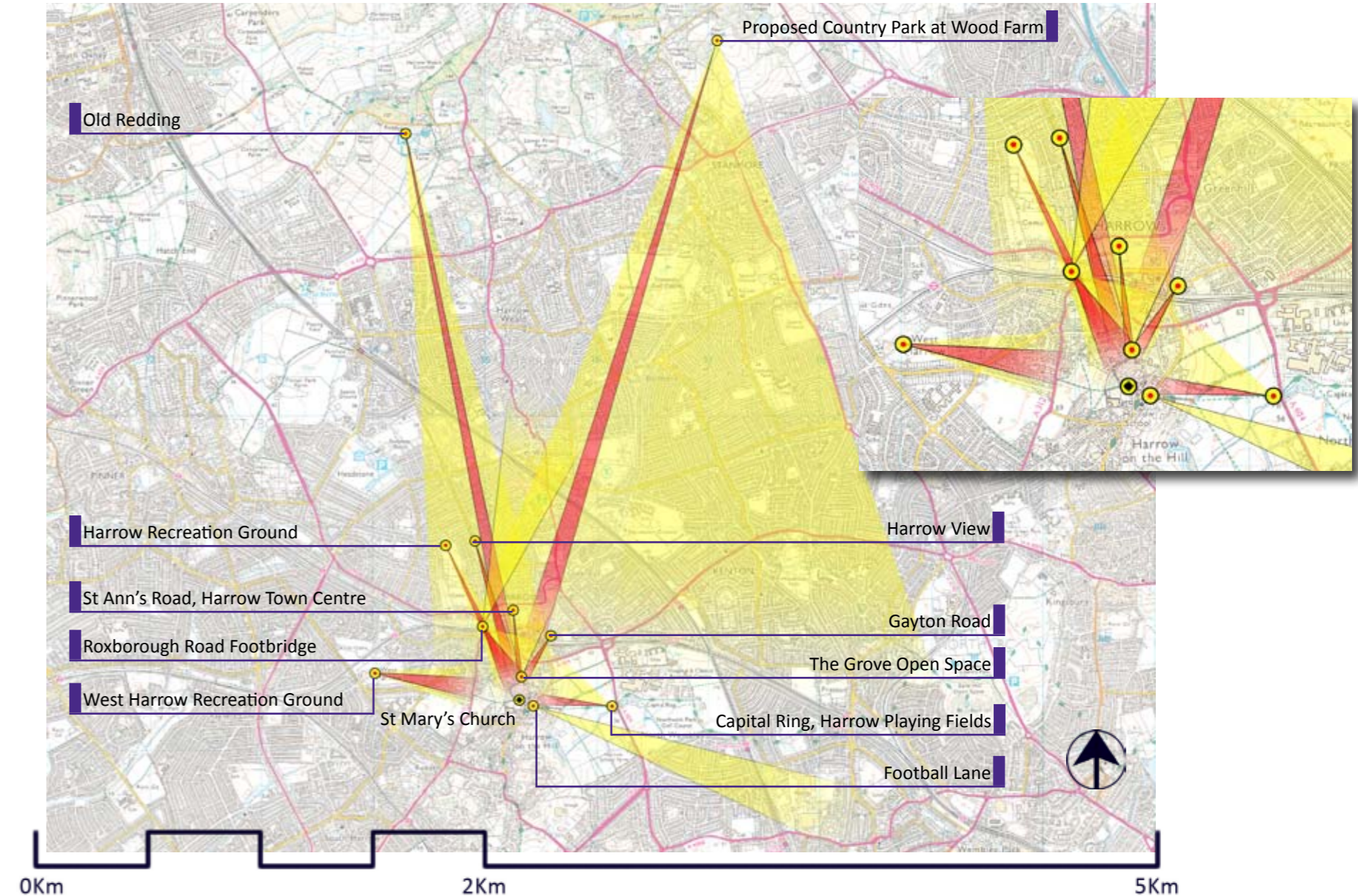
The format of the following sections therefore follows that of the LVMF, with the main components being:

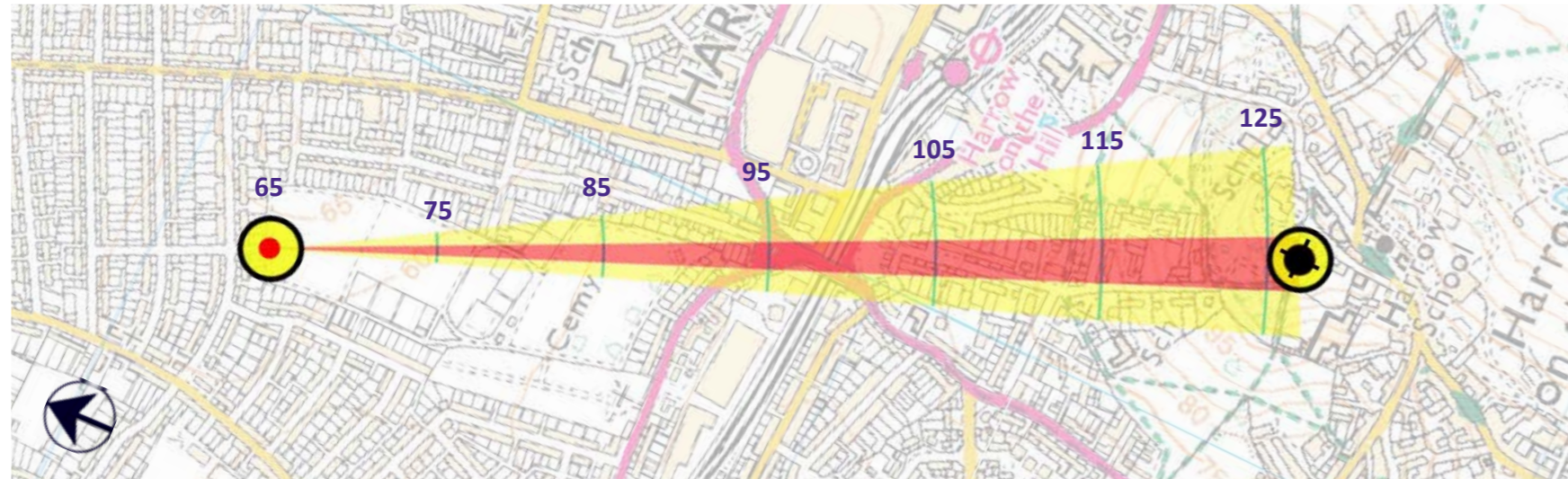
- Plan showing the location of the Viewing Location, Viewing Place, Assessment Point
- Plan showing Landmark Viewing Corridor and/or Wider Setting Consultation Area



- Photograph showing protected vista and recommended maximum height for new development
- Brief description of the view
- Recommendations on the management of the view
- Recommendations on the management of the Viewing Location

- Map of the protected vista, annotated to show indicative threshold heights
- The photographs depicted are taken from the assessment point, for which a grid reference is provided. When considering the impacts of development proposals views from all of the viewing location will be taken into consideration.





Description of the View

Viewing Location: Harrow Recreation ground is a well-used park set within a residential area of Harrow. Views towards Harrow on the Hill are particularly clear from the northern end of the park, which includes surfaced paths, grassed areas suitable for picnics and informal play and benches.

Grid Ref of assessment point: [E514647, N188842](#)

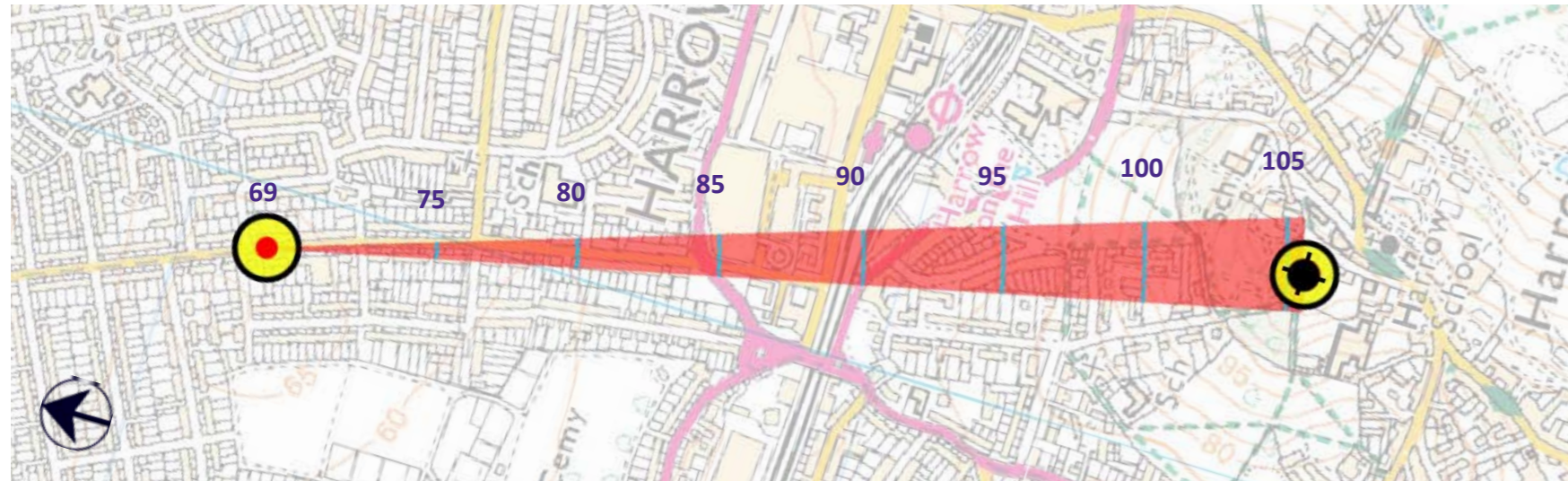
The View: Harrow on the Hill is prominent on the skyline and in the background from this perspective and the steeple of St Mary's is clearly visible at the top of this wooded hill. Harrow Town centre is a recessive element in the middle ground of the view, largely screened by parkland trees in the foreground. Much of the fore and middle ground is therefore occupied by the parkland itself, which provides an attractive setting for the linear views towards Harrow on

the Hill.
Visual Management Guidance

Foreground and Middle Ground: It is important that the parkland foreground is kept open and free from structural vegetation to allow the continued enjoyment of the linear views towards Harrow on the Hill and St Mary's. The level of development within Harrow Town Centre should not exceed the levels indicated on the photograph to ensure that the Hill remains a prominent feature in relation to its setting.

Background: No new structures should be permitted which would breach the current skyline formed by St Mary's and Harrow on the Hill.

Management of the Viewing Location: It is recommended that interpretation is included at the Viewing Location to highlight the elements of the view and the history of Harrow on the Hill and St Mary's. The existing management regime for the park should be maintained to ensure that open views towards Harrow on the Hill are conserved.



Description of the View

Viewing Location: Harrow View is a busy road, set within a residential area, which provides access towards Harrow Town Centre. It is flanked on both sides by broad pavements, which are frequently used by pedestrians, as well as by cycle lanes. The viewing location feels secure partly because of the width of the pavements and partly due to the two storey residential properties which face on to the road on both sides. Views towards Harrow on the Hill and St Mary's can be obtained from several points on this road, particularly from the eastern pavement.

Grid Ref of assessment point: **E514913, N188880**

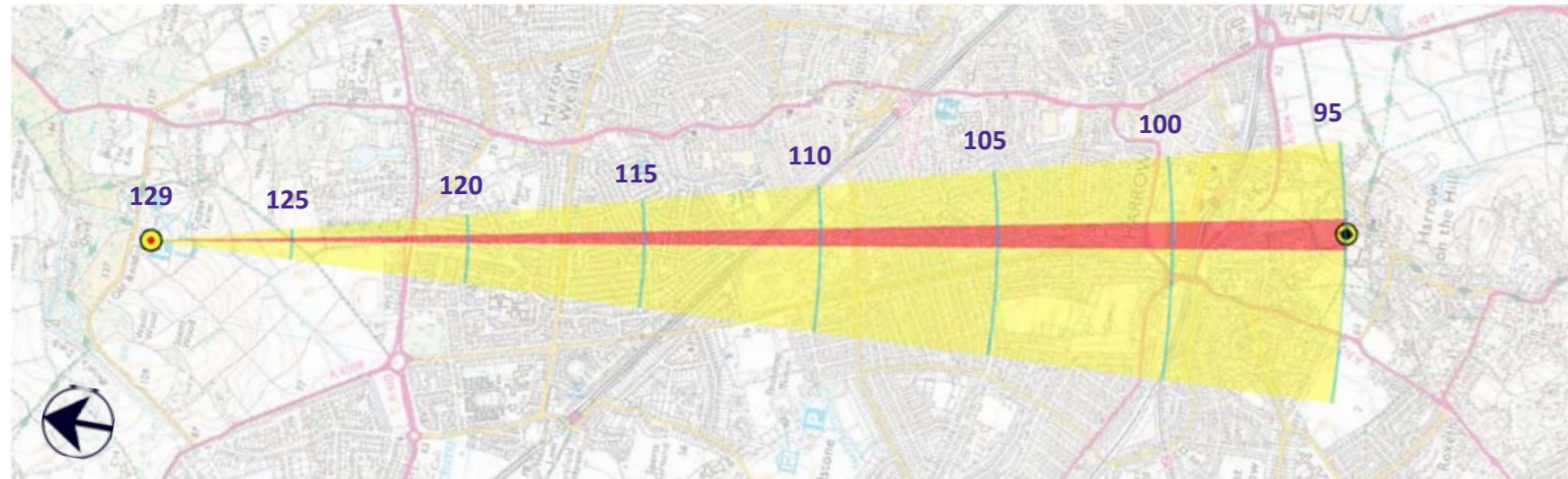
The View: Harrow on the Hill is prominent on the skyline and in the background from this perspective and the steeple of St Mary's is clearly visible at the top of this wooded hill. Harrow Town centre is a recessive element in the middle ground of the view, largely screened by the residential buildings and garden vegetation in the foreground. The foreground comprises the frontages and front elevations of residential properties and the road itself. The view is valuable because St Mary's and Harrow on the Hill are impressively prominent, but also because the visual context of the residential townscape in the foreground provides a strong visual link between Harrow and Harrow on the Hill.

Visual Management Guidance

Foreground and Middle Ground: Residential structures in the fore and middle ground should remain low level to conserve clear views and retain the visual prominence of Harrow on the Hill within the view. Town centre buildings should not exceed the maximum heights indicated within the photograph.

Background: No new structures should be permitted which would breach the current skyline formed by St Mary's and Harrow on the Hill.

Management of the Viewing Location: It is recommended that improvements to the public realm are made in this location to encourage more pedestrian and cycle use of this road. Improvements could include surfacing treatments to pavements and/or road and relocation of some lighting columns to minimise obstruction to views.



Description of the View

Viewing Location: Old Redding is a public car park with adjacent picnic areas which offers panoramic views across Harrow and other Boroughs of London. The site is accessible by road and via the London Loop long distance trail. Trucks and lorries are specifically excluded from the site by barriers at the two site entrances, and consequently the Viewing Location is almost entirely used by families, couples and individuals who specifically visit the site to enjoy the views. Grid Ref of assessment point: [E514291, N192527](#)

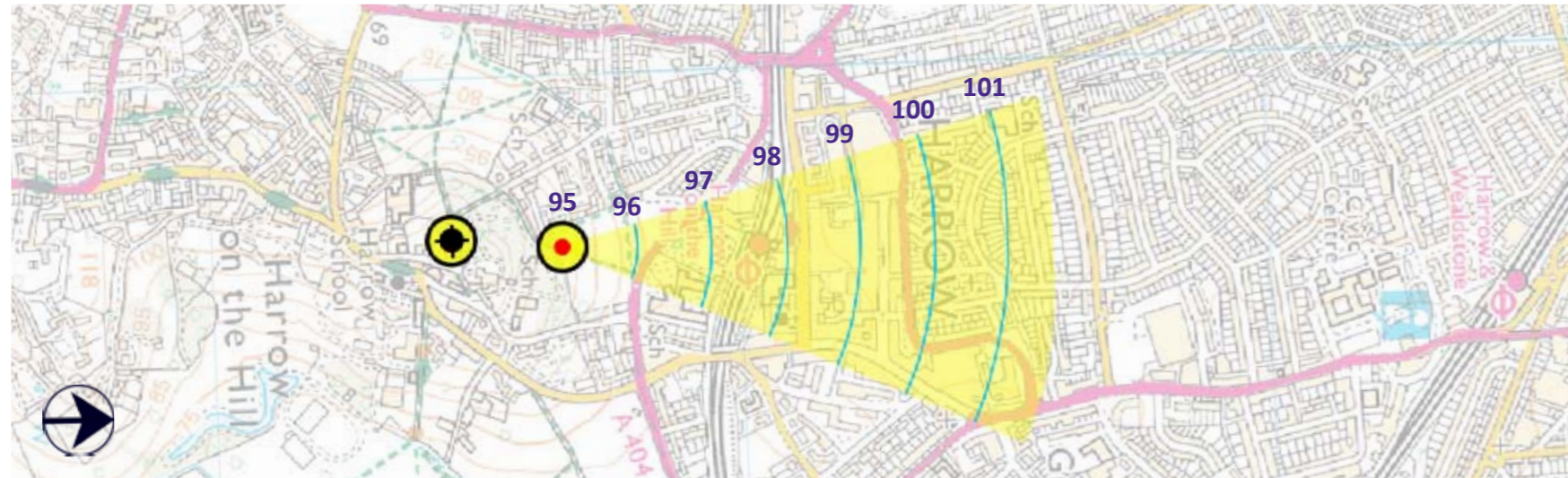
The View: Harrow on the Hill and St Mary's are clearly visible on the skyline and in the middle ground, and there are also long views towards Central London and even Leith Hill in Surrey in clear conditions. Harrow Town centre can be clearly seen in the middle ground, with the building and stack of the Kodak works being particularly noticeable. The foreground comprises open grassland and fields on the lower slopes of the Harrow Weald Ridge, which provides an attractive setting to the panorama and allows clear long distance views.

Visual Management Guidance

Foreground and Middle Ground: The foreground should be maintained as grassland to maintain the attractive setting for the view and conserve the openness of the views. Buildings in Harrow Town centre should not exceed the height indicated in the photograph to ensure that Harrow in the Hill remains a prominent feature in the view. In response to consultation it was considered that the Wider Setting Consultation Area should be extended at the right of the view to include the full profile of Harrow Hill.

Background: No new structures should be permitted which would breach the current skyline formed by St Mary's and Harrow on the Hill.

Management of the Viewing Location: It is recommended that interpretation is included at the Viewing Location to highlight the elements of the view. If possible it would be helpful to surface the car park to improve access to the viewing location.



Description of the View

Viewing Location: A well-used public open space crossed by public rights of way, used for picnics in warm weather and also with benches orientated in the direction of the view. Set within a conservation area on the slopes below St Mary's and adjacent to residential areas. Views over Harrow Town centre towards harrow Weald Ridge are clearest from the southern end of the open space.

Grid Ref of assessment point: [E515328, N187664](#)

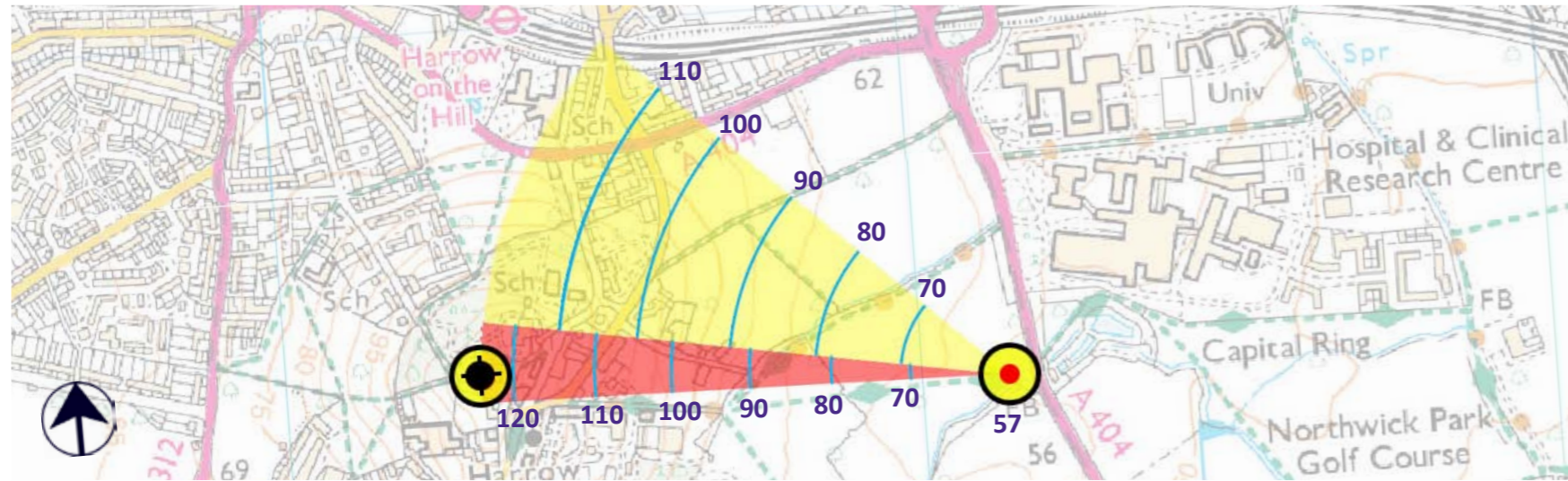
The View: The key characteristic of this view is that it provides a strong visual link between Harrow on the Hill, Harrow Town centre, Wealdstone, and the Harrow Weald Ridge. As such the view is distinctive and unique to Harrow. The parkland foreground provides an attractive setting for the panorama and allows viewers to enjoy different viewing positions. Harrow Town centre, in the middle ground of the view, is mid rise but, importantly, buildings do not breach the Harrow Weald Ridge from this perspective.

Visual Management Guidance

Foreground and Middle Ground: It is important that the parkland foreground is kept open and free from structural vegetation to allow the continued enjoyment of the panoramic views. The level of development within Harrow Town Centre should not exceed the levels indicated on the photograph with any significant built mass, to ensure that the Weald Ridge remains a prominent feature within this view.

Background: Harrow Weald Ridge should remain open and green to retain its rural character.

Management of the Viewing Location: It is recommended that interpretation is included at the Viewing Location to highlight the elements of the view. The existing management regime for the park should be maintained to ensure that open views towards the Weald Ridge are conserved.



Description of the View

Viewing Location: The Capital Ring is a strategic walking route which passes through green areas of both urban and suburban London. At this point the path crosses the Harrow Playing Fields, and there is a kinetic sequence of views towards Harrow School, Harrow on the Hill and St Mary's which is impressive and remarkable given the proximity of Harrow Town Centre.

Grid Ref of assessment point: [E516140, N187399](#)

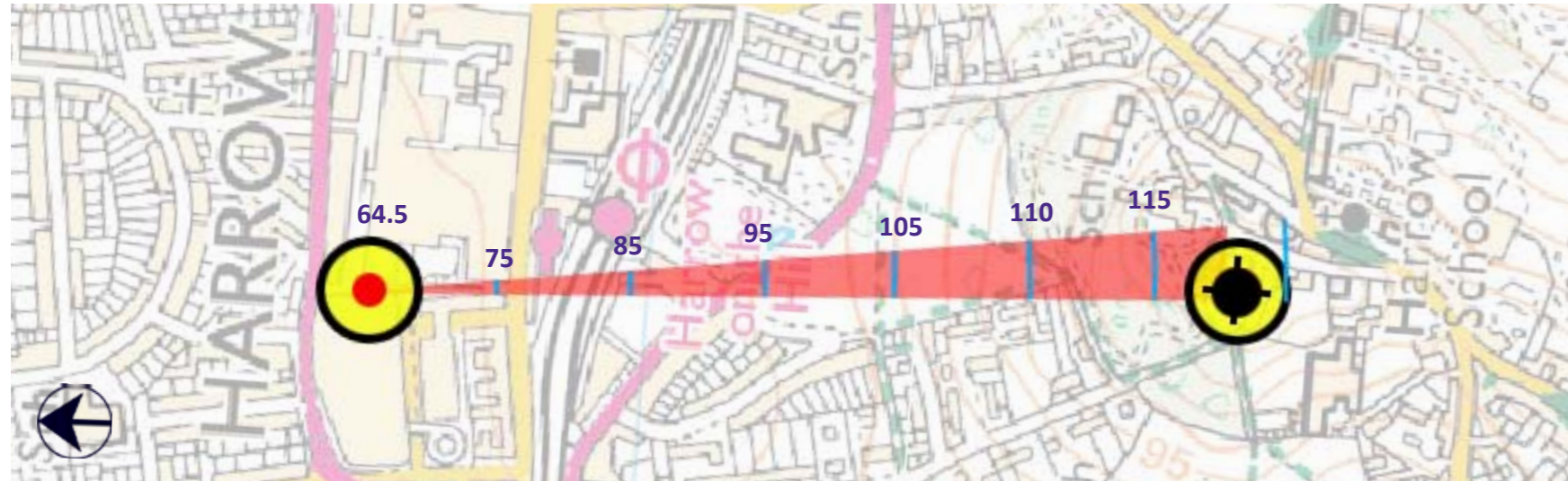
The View: The open foreground accentuates the prominence of Harrow on the Hill and also provides an apt context for the school. Importantly buildings within the Town Centre are not particularly visible and consequently the relative elevation of Harrow on the Hill is emphasised, and the buildings on the Hill, including St Mary's, remain the focal point.

Visual Management Guidance

Foreground and Middle Ground: It is important that the foreground is kept open and free from structural vegetation to allow the continued enjoyment of the linear views towards Harrow on the Hill and St Mary's. No buildings of significant mass within Harrow Town Centre should exceed the levels indicated on the photograph to ensure both that the Hill remains a prominent feature in relation to its setting and that St Mary's remains the focal point of the view.

Background: No new structures should be permitted which would breach the current skyline formed by St Mary's and Harrow on the Hill.

Management of the Viewing Location: It is recommended that interpretation is included at the Viewing Location to highlight the elements of the view and the history of Harrow on the Hill and St Mary's. The existing management regime for the playing fields should be maintained to ensure that open views towards Harrow on the Hill are conserved.



Description of the View

Viewing Location: An area of public realm adjacent to St Ann's Shopping Centre and also adjacent to other shops and cafes. The main axis of this pedestrianised area is orientated west-east, and this view follows a branch from the main axis which links with the bus station and Harrow on the Hill railway station. These links with the transport interchange mean that this route is commonly used. Remove graffiti from buildings on College Road in middle ground of view. Include traffic controls on Clarendon Road to reduce traffic flows on this street. Grid Ref of assessment point: [E515254, N188259](#)

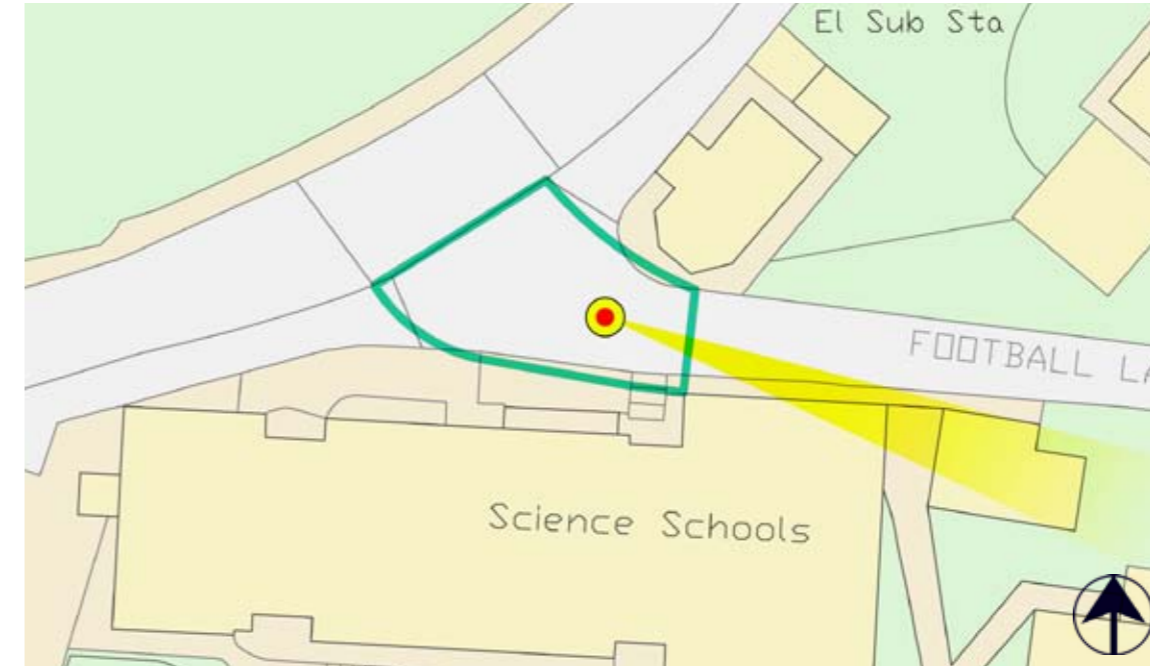
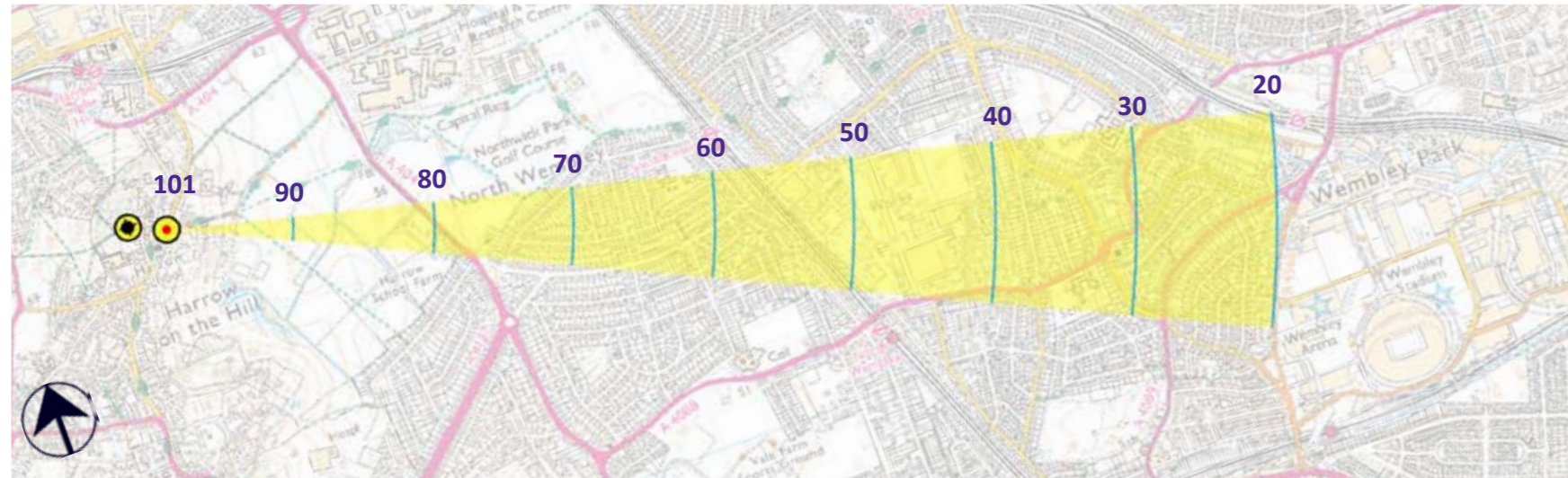
The View: St Mary's appears on the skyline in the background of the view and provides a strong visual link between the Town Centre and Harrow on the Hill. The view is linear and through a canyon of existing office buildings, one of which (to the west) impinges on the Hill and towers over St Mary's. The middle ground of the view contains the bus station and also some medium rise buildings which again impinge on views towards Harrow on the Hill. In the foreground are a number of streetscape elements which interfere with the vista.

Visual Management Guidance

Foreground and Middle Ground: There is significant potential to improve this view by removing some of the streetscape furniture (e.g. signage, gates). As a strategic aim it would be beneficial to remove some of the medium rise office buildings to the south of the bus station and to re-model the buildings in the foreground so that they show more respect for the setting of St Mary's.

Background: No new structures should be permitted which would breach the current skyline formed by St Mary's and Harrow on the Hill.

Management of the Viewing Location: It is recommended that interpretation is included at the Viewing Location to highlight the elements of the view and the history of Harrow on the Hill and St Mary's. In the long term there may be potential to enhance the public realm in accordance with commitments made in the Core Strategy.



Description of the View

Viewing Location: The Capital Ring is a strategic walking route which passes through green areas of both urban and suburban London. This section of the path rises up Football Lane and meets with Peterborough Road, passing through the centre of Harrow School and past St Mary's church. The viewing location is at the top of Football Lane and at the junction with Peterborough Road.

Grid Ref of assessment point: [E515468](#), [N187397](#)

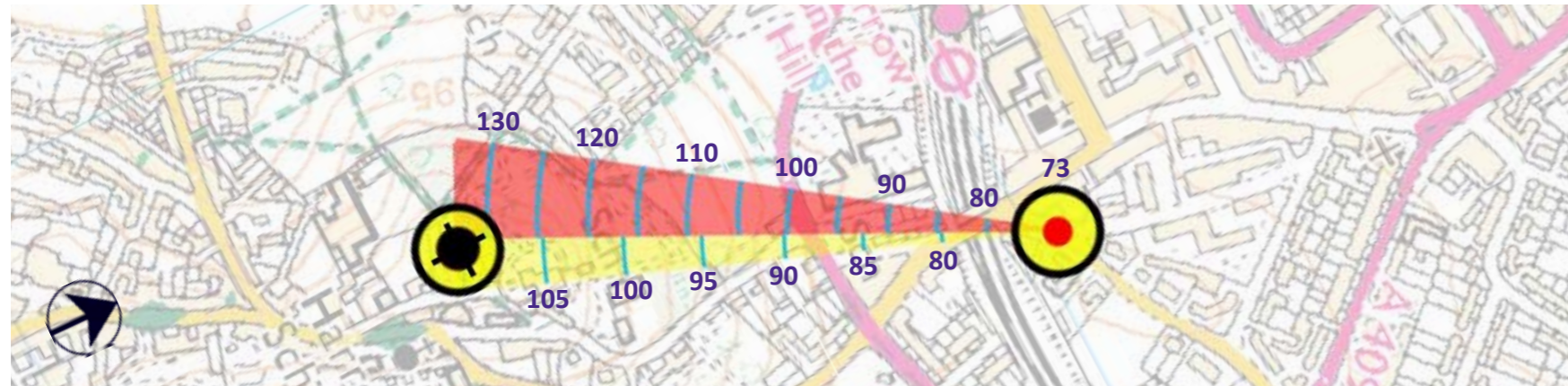
The View: Viewers walking up the hill have their views initially foreshortened by the school buildings adjacent to the lane. However, at the top of the lane it is possible to gain impressive panoramic views over the ridgelines of the school buildings towards central London and also including Wembley Stadium. This sequential experience, with the gradual revelation of surprising and impressive long distance views, is very much part of the viewing experience at this location. Key landmarks in the background to the view include Wembley, the Shard, Post Office Tower, and Canary Wharf.

Visual Management Guidance

Foreground and Middle Ground: New buildings or amendments to existing buildings should not exceed the maximum levels indicated on the photograph, to ensure that these panoramic views remain open. Buildings within the middle ground of the view should, where possible, not screen existing views towards important buildings in the background so that long distance views towards central London remain possible.

Background: Changes to the background of this view are likely and would not change the character or value of this view.

Management of the Viewing Location: It is recommended that interpretation is included at the Viewing Location to highlight the elements of the view. Trees should be cut back to ensure that long distance views are maintained.



Description of the View

Viewing Location: An area of public realm and seating to the north of a pavement on Gayton Road and at the junction with Lyon Road. The space is at the rear of properties on Station Road and opposite to Gayton Library. The raised beds, and seating are in a poor condition and the adjacent road is busy. The rear of properties on Station Road present an untidy appearance and a largely inactive edge which provides little informal surveillance.

Grid Ref of assessment point: **E515591, N188030**

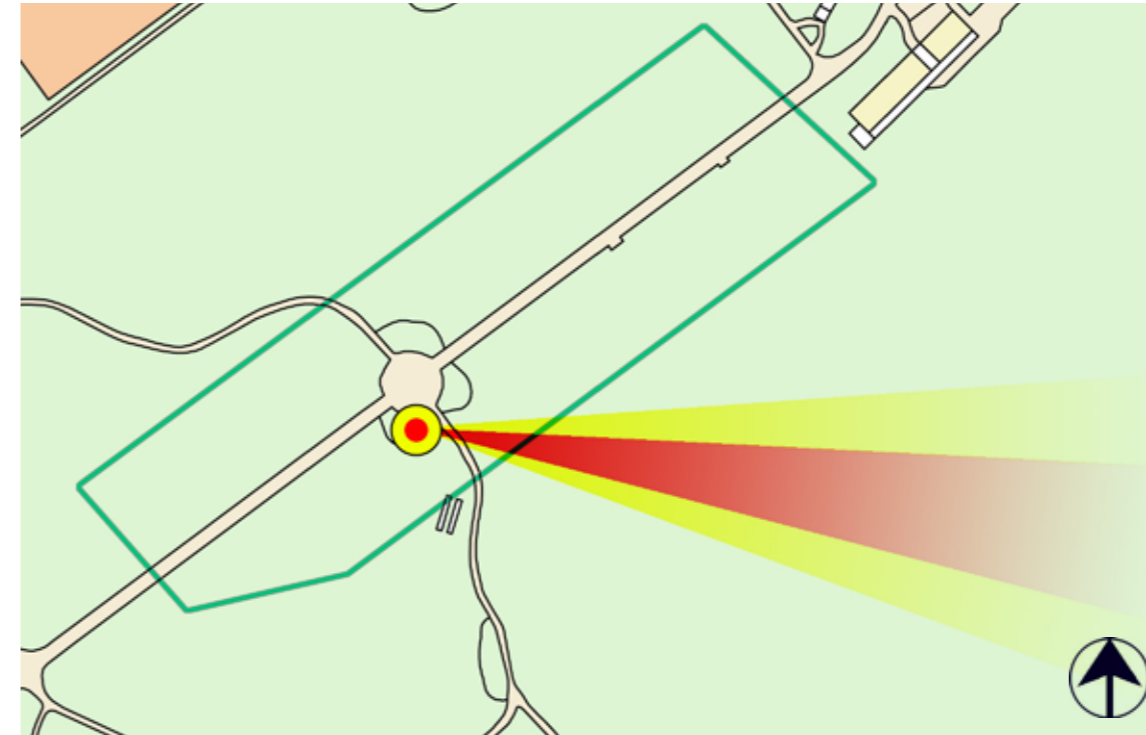
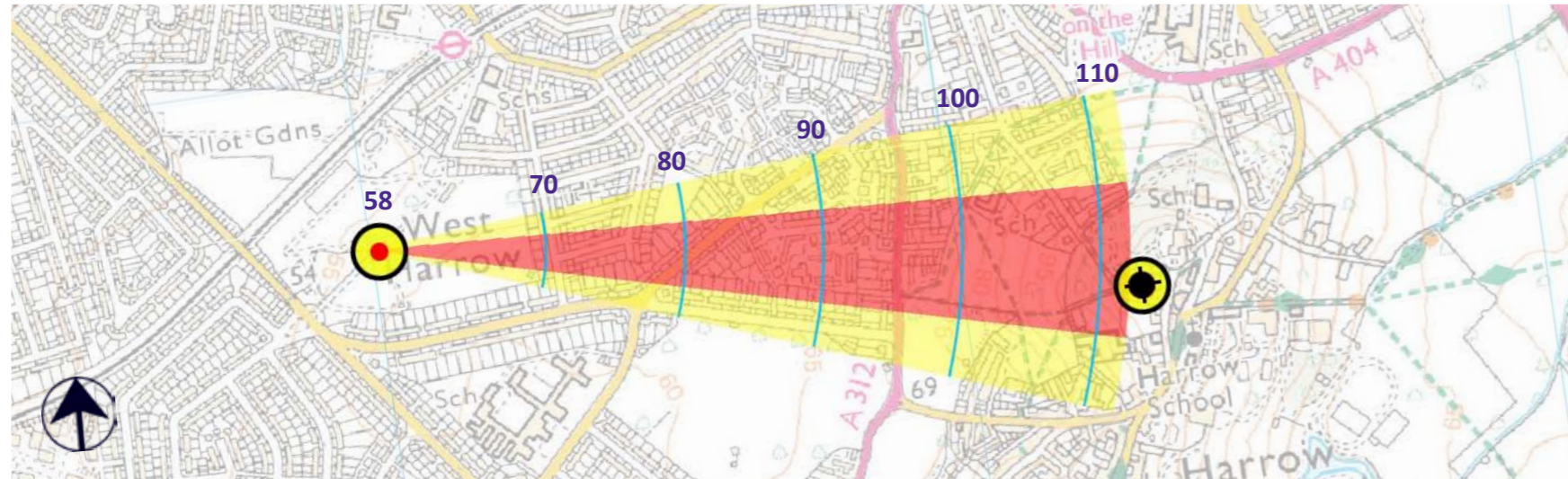
The View: Most locations along Station Road and Gayton Road present no opportunities to obtain views towards Harrow on the Hill and St Mary's, so the views from this section of Gayton Road are surprising and impressive, not least because the spire and Hill are surprisingly elevated within the view and the wooded hill contrasts starkly with the townscape in the fore and middle ground. The skyline position of the Hill further emphasises this impact. The foreground to the view comprises car parking, retail units and mid-rise buildings along Gayton Road and Station Road. Air conditioning units and street furniture also break the skyline.

Visual Management Guidance

Foreground and Middle Ground: There is potential to improve this view by removing some of the existing elements which interrupt the skyline, such as street lighting and air conditioning units. Any development or redevelopment in the fore and mid ground should seek to maintain or enhance the visibility of Harrow on the Hill.

Background: No new structures should be permitted which would breach the current skyline formed by St Mary's and Harrow on the Hill.

Management of the Viewing Location: It is recommended that interpretation is included at the Viewing Location to highlight the elements of the view and the history of Harrow on the Hill and St Mary's. The hard and soft landscape of the viewing place should be improved to make this more attractive to users. In the long term there may be potential to increase the active edge on both sides of Gayton Road so that there is more informal surveillance in this location.



Description of the View

Viewing Location: West Harrow Recreation Ground is a well-used park set within a residential area of Harrow. Views towards Harrow on the Hill are clear from both the grassed areas and also the main path which passes through the middle of the park, linking Wilson Gardens and Butler Road with Ridgeway and Shaftesbury Avenue. Grid Ref of assessment point: [E514014](#), [N187696](#)

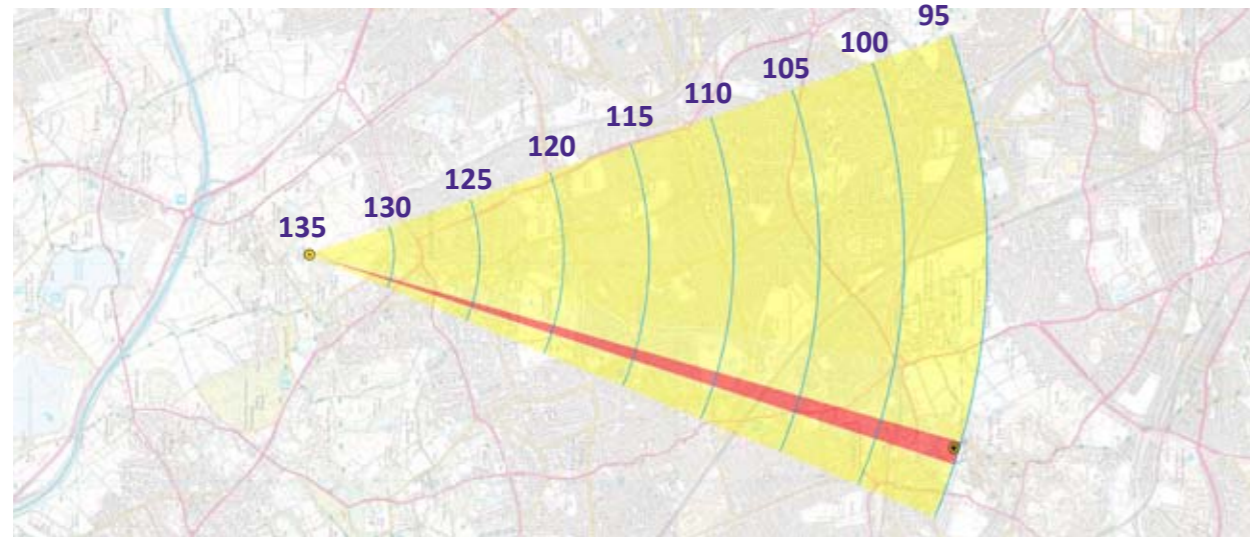
The View: Harrow on the Hill is prominent on the skyline and in the background from this perspective and the steeple of St Mary's is clearly visible at the top of this wooded hill. The middle ground is formed by the residential townscape of West Harrow and the foreground comprises the green space within the park itself. Harrow town centre is not visible within the view.

Visual Management Guidance

Foreground and Middle Ground: It is important that the parkland foreground is kept open and free from structural vegetation to allow the continued enjoyment of the linear views towards Harrow on the Hill and St Mary's. The level of development within the residential areas of West Harrow should not exceed the levels indicated on the photograph to ensure that the Hill remains a prominent feature in relation to its setting.

Background: No new structures should be permitted which would breach the current skyline formed by St Mary's and Harrow on the Hill.

Management of the Viewing Location: It is recommended that interpretation is included at the Viewing Location to highlight the elements of the view and the history of Harrow on the Hill and St Mary's. The existing management regime for the park should be maintained to ensure that open views towards Harrow on the Hill are conserved.



Description of the View

Viewing Location: This area is previously tipped ground which has planning permission to be restored into a country park adjacent to a small new housing site. The park will incorporate surfaced paths and a vantage point, as well as a small car park accessible from Wood Lane.
Grid Ref of assessment point: [E517080, N193362](#)

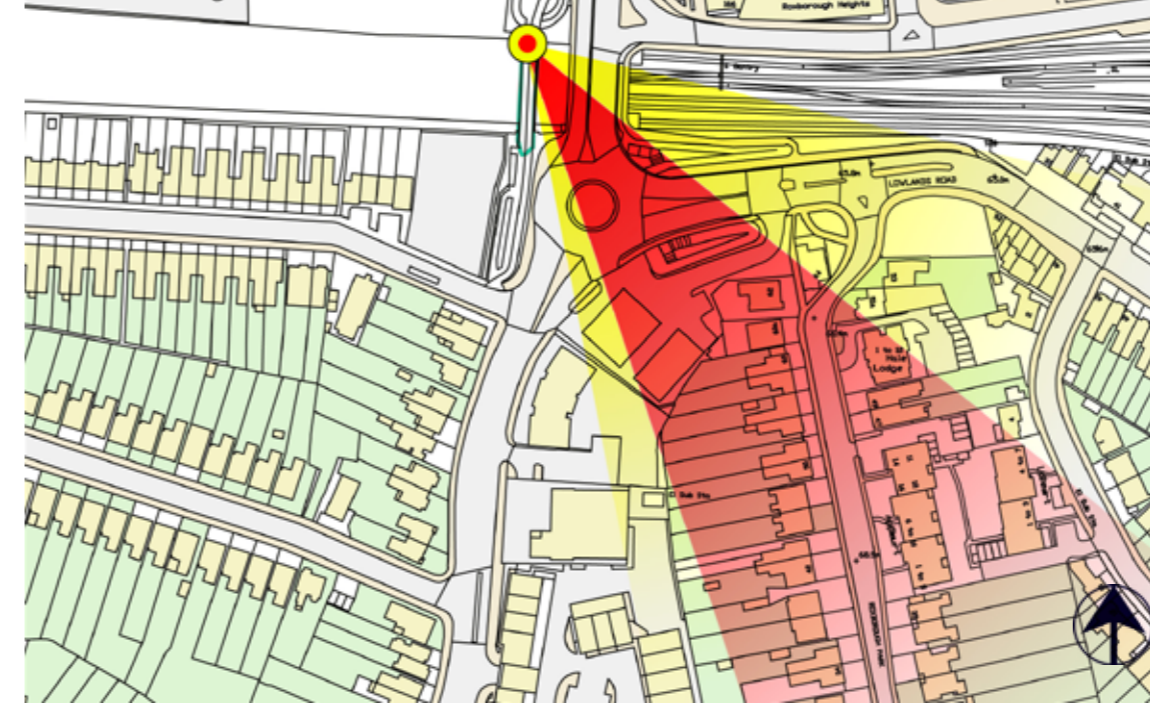
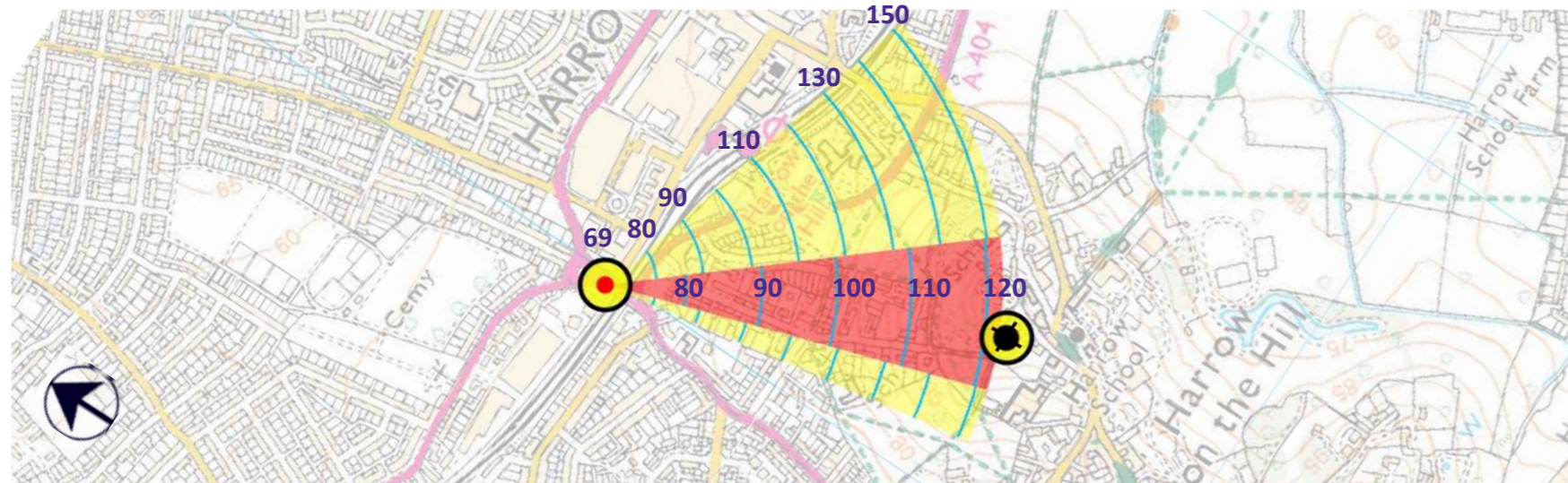
The View: Harrow on the Hill and St Mary's are clearly visible on the skyline to the right of the view, Wembley Stadium at the centre and landmarks within central London to the left. This view therefore offers an excellent opportunity to view Harrow and Harrow on the Hill within the context of London as a whole.

Visual Management Guidance

Foreground and Middle Ground: The foreground should be re-graded and maintained as open ground to optimise the visibility of the panorama. Buildings in Harrow Town centre should not exceed the height indicated in the photograph to ensure that Harrow in the Hill remains a prominent feature in the view.

Background: No new structures should be permitted which would breach the current skyline formed by St Mary's and Harrow on the Hill.

Management of the Viewing Location: It is recommended that interpretation is included at the Viewing Location to highlight the elements of the view.



Description of the View

Viewing Location: A footpath and cycleway on a separate bridge running parallel with Junction Road, allowing pedestrians and cyclists to bypass two roundabouts and cross the Metropolitan Line.

Grid Ref of assessment point: [E514982, N188091](#)

The View: This viewpoint provides a rare opportunity to view St Mary's and Harrow on the Hill in the context of Harrow Town Centre; in

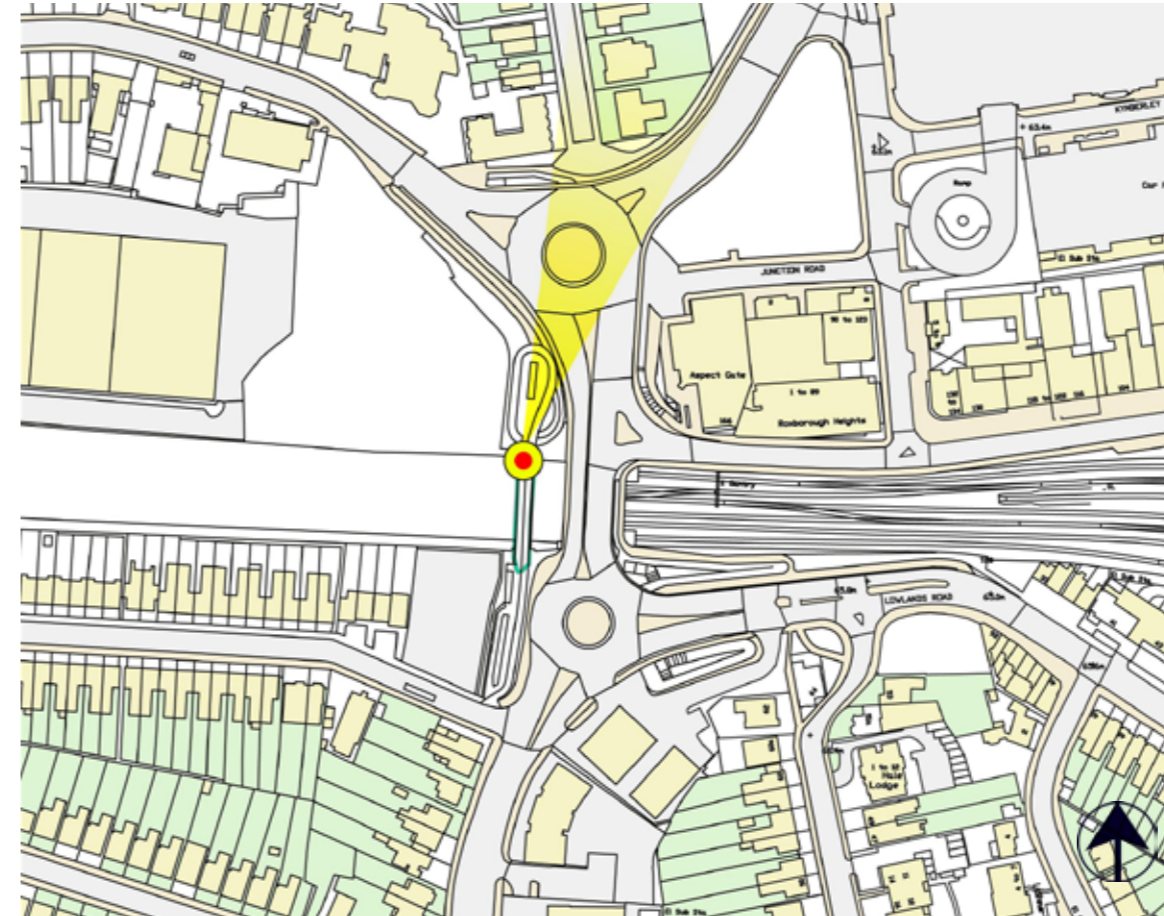
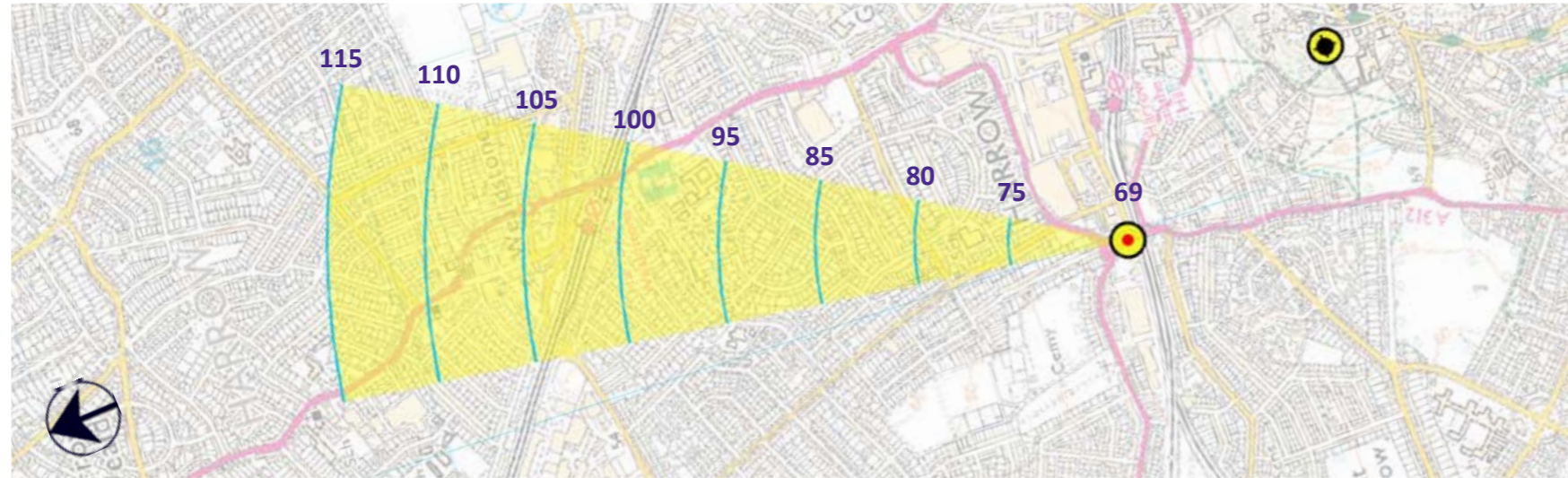
particular it demonstrates clearly how prominent the Hill is even when compared with the mid-rise buildings within the centre. This is also one of the very few points close to the Town Centre which also allows views towards the Harrow Weald Ridge. There is therefore visual connectivity with the two key landmarks within Harrow, which thus provides the viewer with a strong sense of place. However, the foreground of the view is occupied by a number of distracting urban elements including traffic on the Junction Road.

Visual Management Guidance

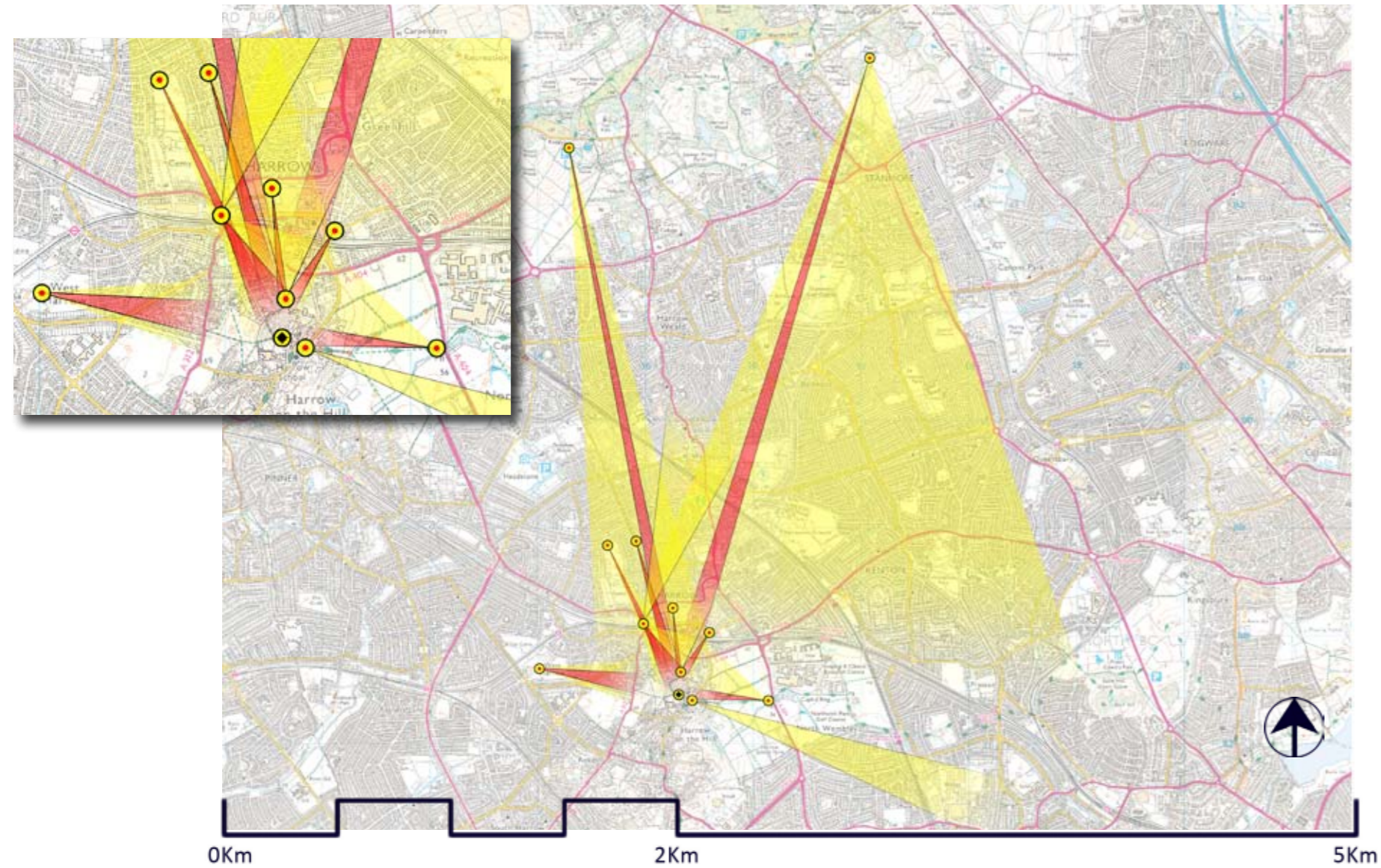
Foreground and Middle Ground: There is potential to improve this view by removing or at least simplifying some of the existing urban elements in the foreground, particularly those which cross the skyline (such as the lighting column seen to the right of St Mary's). Any development or redevelopment in the fore and mid ground should seek to maintain or enhance the prominence of Harrow on the Hill by not exceeding the levels shown.

Background: No new structures should be permitted which would breach the current skyline formed by St Mary's and Harrow on the Hill.

Management of the Viewing Location: It is recommended that interpretation is included at the Viewing Location to highlight the elements of the view and the history of Harrow on the Hill and St Mary's.



Detail of protected views with Harrow town centre



- A. New development should not harm, and where possible should make a positive contribution to, the characteristics and composition of the protected views and their landmark elements. It should also preserve or enhance viewers' ability to recognise and to appreciate important landmarks, in particular both St Mary's and Harrow on the Hill and the Harrow Weald Ridge, as seen from designated viewing places.
- B. Development in the foreground and middle ground of a designated view should not be overly intrusive, unsightly or prominent to the detriment of the view.
- C. Development proposals in the background of a view should give context to landmarks and not harm the composition of the view as a whole.
- D. Viewing places should be accessible and managed so that they enhance people's experience of the view.
- E. In addition to the above, where there is a protected view:
 - (a) development that exceeds the threshold height of a landmark viewing corridor (shown in red) should be refused
 - (b) development in the wider setting consultation area (shown in yellow) should form an attractive element in its own right and preserve or enhance the viewer's ability to recognise and to appreciate the strategically important landmark. It should not cause a canyon effect around the landmark viewing corridor
 - (c) development in the foreground of the wider setting consultation area should not detract from the prominence of the landmark

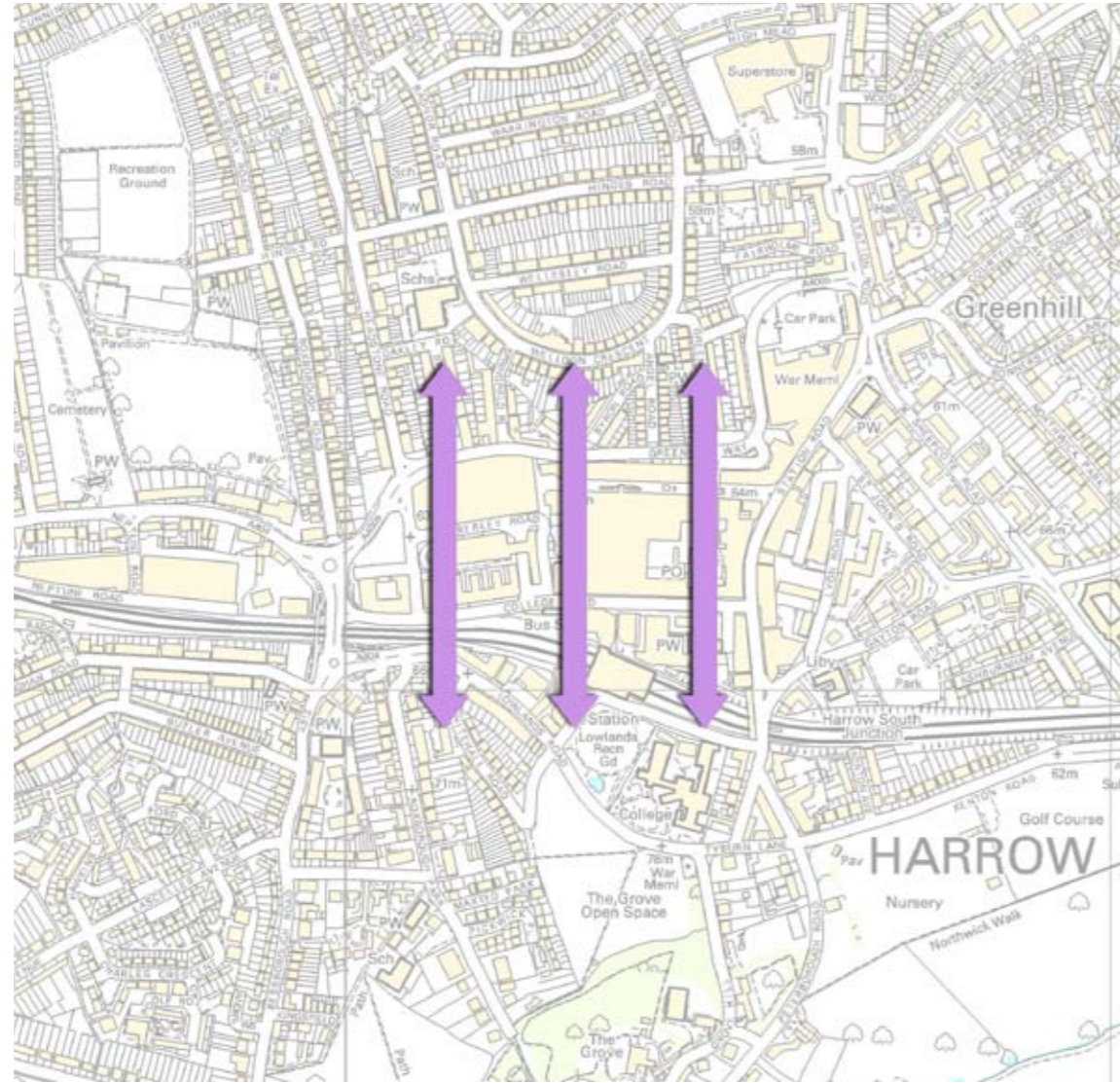
Review of Protected Views and Viewing Places:

These should be checked regularly to ensure that they still meet the selection criteria. Recommendations for further protected views should also be reviewed and the list of protected views kept updated.

Better Visual Linkages Across Harrow Town Centre:

At present Harrow Town Centre has few visual connections with St Mary's, Harrow on the Hill or the Harrow Weald Ridge. Further views from locations such as St Ann's Road, College Road and Greenhill Way would provide a stronger sense of place as well as a greater degree of legibility. The Gayton Road and St Ann's views show how even glimpsed, linear views from town centre locations can create a stronger identity in the viewing place.

Viewpoints at the top of tall and mid-rise buildings should also be encouraged in new developments. The following view from St Ann's car park illustrates that even a ten storey building can provide panoramic views towards Harrow Weald Ridge and central London.

**Existing views from the car park of St Ann's**

Enhance Viewing Places: Once viewing places and protected views have been agreed and adopted, it is recommended that every opportunity for enhancing the viewing places is explored, to encourage more people to experience and enjoy views of Harrow and its context. This may take the form of hard and/or soft landscaping, or signage and interpretation.

