

# Harrow Views Management Guidance

Updated June 2024  
403.065247.00001





# Contents

Harrow-on-the-Hill - John Betjeman

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?

1. Executive Summary	P.3
2. Planning Policy	P.4
3. Relevant Guidance on the Assessment of Views	P.6
4. The Landscape and Townscape of Harrow: Key Characteristics, Views and Landmarks	P.10
5. Methodology	P.12
6. Protected Views	P.14

REV	Issue Status	Prepared / Date	Approved / Date
C	Final	DB 27/06/24	JS 27/06/24



# 1. Executive Summary

Harrow has a distinctive townscape that makes it unique. The steep, wooded summit of Harrow on the Hill, with the spire of St Mary's at its peak, does appear to be a "rocky island", surrounded by townscape, as Betjeman described. The Hill and St Mary's are glimpsed from streets and parks throughout Harrow, providing a useful reference point but also a clear sense of place.

Similarly, it is possible to gain views of the Harrow Weald Ridge from many points throughout Harrow, providing an important visual connection between the town centre and the countryside edge to the north.

From a few locations in Harrow it is also possible to obtain panoramic views across towards central London. These views again provide a clear sense of place, connecting Harrow with its wider setting.

In 2012 SLR was asked to provide new views guidance, in the Harrow Views Assessment. As part of this process the views previously protected in the UDP were considered along with new views suggested by Officers and other key stakeholders. As a result of this process the number of key views was reduced to 11 in total, with each viewpoint being analysed in accordance with the methods used in the London Views Management Framework (LVMF, 2012). These 11 views are protected in accordance with Policy DM3 of the adopted Local Plan.

In 2023 SLR was asked to update the Harrow Views Assessment, to take account of changes to the views as well as the changing context of both policy and guidance. The new Views Assessment will assist with the drafting of new view protection policy in the emerging Local Plan (draft policy GR5 in the 2021 to 1041 Local Plan, currently at Regulation 18 stage).

As with the original Harrow Views Assessment this document has assessed each of the views and viewing places in accordance with the LVMF methodology. However whereas the 2012 document was based largely upon Ordnance Survey data, the accuracy of data in this edition has been greatly enhanced by topographic survey of viewpoints, landmarks and a number of intervening buildings.





## 2. Planning Policy

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 2021

Policy HC3 of the adopted London Plan identifies 27 Strategic Views of significant buildings, urban landscapes or riverscapes that help to define the character of London. HC3 also refers to the London Views Management Framework Supplementary Planning Guidance (LVMF SPG), which is described in further detail below.

**Whilst none of the 27 Strategic Views is located within the London Borough of Harrow, Policy HC3 (G) also states that “Boroughs should clearly identify local views in their Local Plans and strategies”, and it is advised that the principles of the LVMF should be used for the designation and management of views.** Paragraph 7.3.6 of the Plan states that “where local views are clearly identified they should be protected and managed in a similar manner as Strategic Views, following the principles of Policy HC4 London View Management Framework”.

Policy HC4 sets out the key principles of the London View Management Framework, some of the most relevant parts of which are set out opposite:

- HC4(A) states that “development proposals should not harm, and should seek to make a positive contribution to, the characteristics and composition of Strategic Views and their landmark elements”.
- Policy HC4(B) states that “development in the foreground, middle ground and background of a designated view should not be intrusive, unsightly or prominent to the detriment of the view”. Policy HC4(C) states that “development proposals and external illumination of structures in the background of a view should give context to the landmarks and not harm the composition of the view as a whole”.
- Policy HC4(E) states that “viewing places should be accessible and managed so that they enhance people’s experience of the view”.
- Policy HC4(F) states that “where there is a protected vista:

1. Development that exceeds the threshold height of a Landmark Viewing Corridor should be refused.

2. Development in the Wider Setting Consultation area 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.

3. Development in the background should not harm the composition of the Protected Vistas, nor the viewer’s ability to recognise and appreciate the Strategically-Important Landmark, whether the development proposal falls inside the Wider Setting Consultation area or not.

4. Development in the foreground of the wider setting consultation area should not detract from the prominence of the Strategically-Important Landmark in this part of the view”.





### Local Policy: The Adopted Harrow Local Plan (2012)

Policy DM3(A) in the adopted plan states that *“the protected views identified in Schedule 3 will be safeguarded in accordance with the Harrow Views Assessment (2012) and the London Views Management Framework”*.

DM3(B) states that *“where there is a protected view:*

*a) Development within a landmark viewing corridor (shown in red) should not exceed the specified threshold height **unless it would comprise world class architecture or display outstanding qualities either of which would result in an enhancement to the protected view.** (The bold text highlights a point on which this adopted policy now differs from the latest London Plan, since the latter recommends that all proposed development exceeding this threshold 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 viewers’ ability to recognise and to appreciate the landmark”*.

DM3(C) states that *“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 St. Mary’s Church and Harrow on the Hill, and the Harrow Weald Ridge as seen from designated viewing places”***. (Bold text highlights key landscape features of the Borough that provide identity and a sense of place).

DM3(D) states that *“development in the foreground and middle ground of a protected view should not be overly intrusive or unsightly to the detriment of*

*the view, or detract from the prominence of the landmark”*.

DM3(E) requires that *“development proposals in the background of a view should give context to landmarks and not harm the composition of the view as a whole”*.

DM3 (F) states that *“viewing places should be accessible and managed so that they enhance people’s experience of the view”*.

Finally, DM3(G) notes that *“opportunities to create new local views and vistas should be exploited through the design and layout of new development”*.

Schedule 3 to the adopted Local Plan sets out details of the Protected Views, which are as follows:

#### Protected views within an urban setting

1. (2) Harrow View
2. (11a+11b) Roxborough Road Bridge
3. (6) St. Ann’s Road
4. (8) Gayton Road Protected

#### Medium-range views from open space

5. (5) Capital Ring, Harrow School Playing Fields
6. (1) Harrow Recreation Ground
7. (9) West Harrow Recreation Ground

#### Protected long-range views from open space

8. (4) The Grove
9. (7) Capital Ring, Football Lane
10. (3) Old Redding
11. (10) Stanmore Country Park Extension, Wood Farm

### Local Policy: The Emerging Local Plan (2021-2041)

The emerging Local Plan is currently at an early stage (regulation 18). However, it is notable that Policy GR5 of the draft plan suggests important changes to the management of the Landmark Viewing Corridor which will align fully with the requirements of the London Plan. Paragraph Ba states that:

***“Development within a Protected Views Restricted Corridor (shown in red) that exceeds the specified threshold height will be refused.”***



### 3. Relevant Guidance on the Assessment of Views

#### London Views Management Framework (LVMF, 2012)

The LVMF builds upon policies HC3 and HC4 within the London Plan by providing guidance on the character and protection of the 27 Strategic 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 the 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, the WSCA “is integral to the viewer’s ability to recognise and appreciate the Strategically Important landmark and is sensitive to change... development that exceeds the threshold plane of the defined Wider Setting Consultation Area will be subject to the same consultation and referral requirements as the Landmark Viewing Corridor and must be designed and sited so that it preserves or enhances the viewer’s ability to recognise and appreciate the Strategically Important Landmark”.

A map of each of the protected vistas is provided, with the Landmark Viewing Corridor shown in red and the Wider Setting Consultation Area shown in yellow. The indicative height of the threshold plane is also shown on this diagram.

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

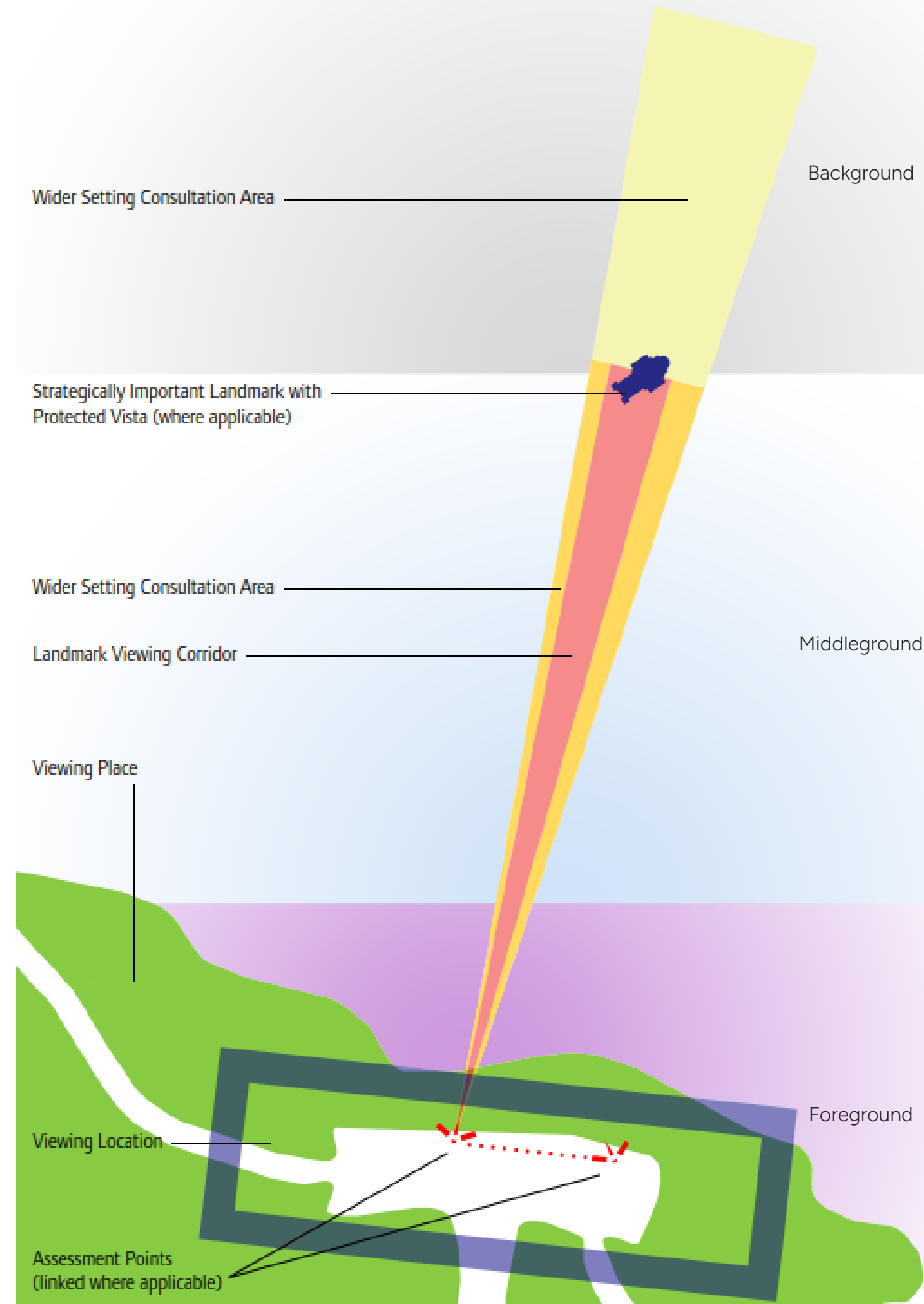


Figure 1: Components of a Designated View (Taken From LVMF, 2011)



### The National Design Guide (Ministry of Housing, Communities and Local Government, 2019)

The National Design Guide forms part of the Government's planning practice guidance, and aims to illustrate how well-designed places can be achieved. Paragraph 40 of this guidance notes that *"well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary"*. These features include (but are not limited to) local heritage and character, landform/topography, landscape character, landscape and visual impact and views inwards and outwards.

The National Design Guide also recommends that proposals have a *"positive and coherent identity"* (paragraph 50) whilst having a character that *"suits the context, its history"*. It is important that new development responds to local character which may include *"views, vistas and landmarks"*.

### The Setting of Heritage Assets (Historic England, 2017)

This guidance is focused upon definitions of the setting and views of heritage assets, and provides guidance on how views contribute to this setting. As page 2 of this guidance states, *"the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each"*.

It follows that an analysis of the effects of a development upon a heritage asset, an/or its setting, is therefore different to a purely visual assessment of the effects of development upon a heritage landmark and its setting, as set out in the LVMF and in this guidance.

However, views towards a heritage asset are one way in which the setting of that asset can be experienced, and to this extent this guidance can be seen as complementary to the LVMF and Harrow Views Management Guidance. For example, when assessing the contribution of the setting to the experience of the heritage asset the

guidance recommends that the *"visual dominance, prominence or role as a focal point"* of the asset should be considered. When assessing the potential effects of the development upon a setting the guidance recommends that the following points, of particular relevance to this guidance, should be considered (other factors are included, only the most relevant are set out here):

- Proximity to asset;
- Position in relation to topography...
- Position in relation to key views...
- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through), reflectivity;
- Materials (texture, colour, reflectiveness, etc.)
- Architectural and landscape style and/or design;
- Introduction of movement or activity;
- Diurnal or seasonal change;
- Change to skyline, silhouette;
- Lighting effects and 'light spill';
- Change to general character (e.g. urbanising or industrialising);
- Changes to land-use' land cover, tree cover;



### 3. Relevant Guidance on the Assessment of Views

#### Heritage Impact Assessments and the Setting of Heritage Assets (Greater London Authority November 2023)

This GLA guidance emphasises that Heritage Impact Assessments (HIAs) are a “wholly different document from any Townscape Visual Impact Assessment (TVIA) or Environment Impact Assessment”. In this context, it is not appropriate that guidance on landscape and visual methodologies (such as the Guidelines on Landscape and Visual Impact Assessment, see opposite) should be used for assessing heritage impacts, only the Historic England Setting of Heritage Assets guidance referred to above.

In relation to the relationship between HIAs and the LVMF, this guidance states that “HIAs should consider the contribution made to significance by recognised and designated views including LVMF views” but that “HIAs should not rely on LVMF views alone”.

However, where Accurate Visual Representations (AVRs) are required in Heritage Impact Assessments “they should be created and presented in accordance with the technical requirements of the London View Management Framework SPG and/or Visual Representation of Development Proposals, Technical Guidance Note 06/19 (Landscape Institute, 2019)”.

#### Historic England Advice Note 4 : Tall Buildings (2022)

This guidance notes that “in the right locations tall buildings can support major change or regeneration while positively influencing place-shaping and conserving the historic environment” (3.1). However, the guidance also notes that “if a tall building is not in the right place, by virtue of its size and widespread visibility, it can seriously harm the qualities that people value about a place. There will be locations where the existing qualities of place are so distinctive and the level of significance of heritage assets so great that tall buildings will be too harmful, regardless of the perceived quality of the proposal’s design and architecture” (3.2).

#### Guidelines on Landscape and Visual Impact Assessment (3rd Edition, Landscape Institute/IEMA, 2013, “GLVIA3”)

GLVIA3 is the national guidance on the assessment of landscape and visual effects, prepared by the chartered body for Landscape Architects, the professionals that are most commonly appointed to assess the value of views and the effects of development upon views.

GLVIA3 recommends that in order to determine the visual effects of a development upon a view it is necessary to assess the sensitivity of the person experiencing the view (which can be determined by assessing the value of the view and/or viewing place) and the magnitude of the visual effects (which is determined by combining the size/scale of change in the view, the geographical extent of the visual change, and the duration of the change).

When judging the size/scale of visual effects upon a view GLVIA3 recommends that considerations should include the following of particular relevance to this guidance:

- *The scale of change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development;*
- *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale, mass, line, height, colour and texture;*



**Visual Representation of Development Proposals (Landscape Institute Technical Guidance Note (TGN) 06/19, 2019)**

TGN 06/19 provides guidance on how photographs and visualisations should be prepared and presented in landscape and visual appraisals and planning applications. Visualisations are categorised into four types, with Type 3 and 4 Visualisations being the most accurate and therefore most appropriate for contentious applications and appeals, whereas types 1 and 2 are largely to inform the design process or pre-application consultations with the Planning Authority.

In this context it is anticipated that development proposals that have potential to affect one of the protected views set out in this document should be accompanied by Type 4 visualisations, with views photographed from Viewing Locations as defined in this guidance.





## 4. The Landscape and Townscape of Harrow: Key Characteristics, Views and Landmarks

### Topography

The topography in the Borough is one of its defining characteristics. To the north, the Harrow Weald Ridge reaches elevations of over 140m 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.

Key:

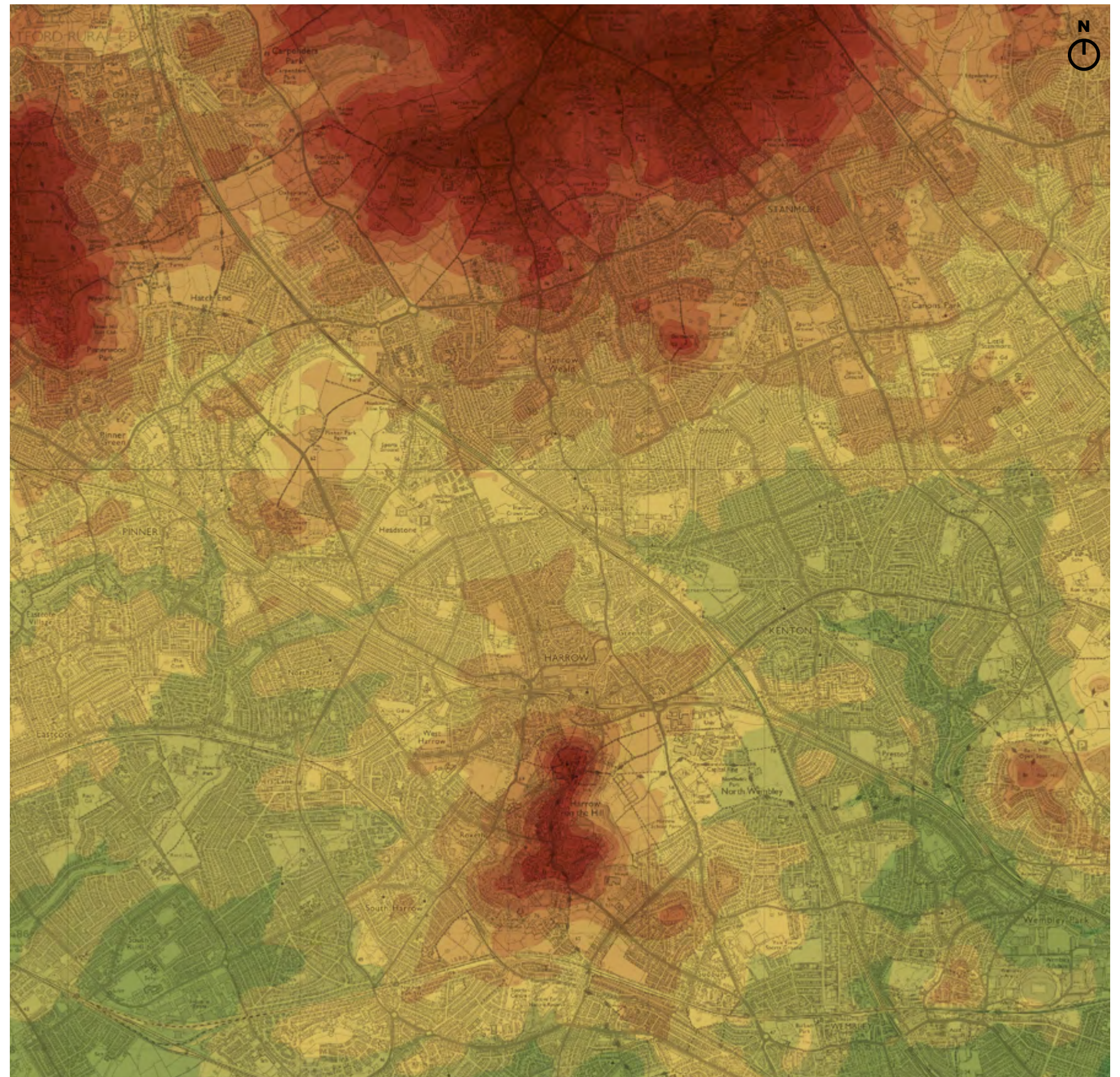
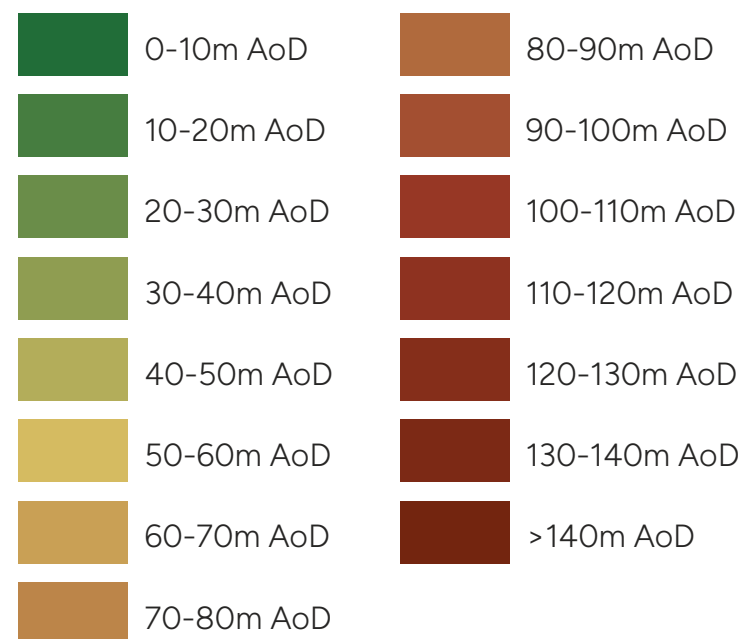


Figure 2: Topography Plan (1:40,000@A3)



## 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 still have value as they provide an important visual connection towards these distinctive landmarks.

## 5. Methodology

Each of the 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 Tripod Location, Grid Reference and Elevation of Tripod
- 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.

### Viewpoint Location

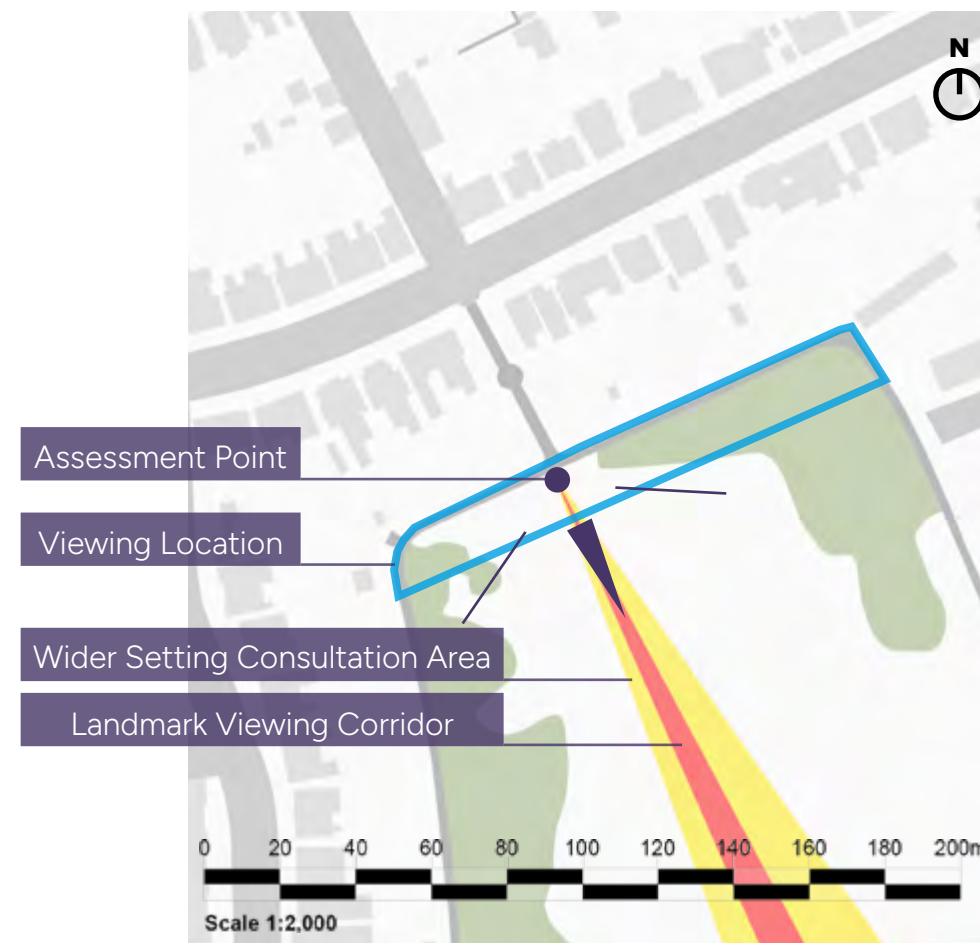


Figure 3: Viewpoint Location Explanation

### Methodology

The proposed thresholds for the Landmark Viewing Corridor and Wider Setting Consultation Area has been defined with reference to high resolution photography and site analysis. Indicative threshold heights have been defined with the aid of topographic survey of the viewing place and target landmarks, as well as modelling and Ordnance Survey data.

When considering the potential for development that occurs within a protected vista, Applicants should also take account of the curvature of the earth which can affect measurements in long distance views. Further information on how this may be calculated is provided within Annex D: Earth Curvature and Refraction of Light of Scottish Natural Heritage Visual Representation of Wind Farms Guidance, Feb 2017.



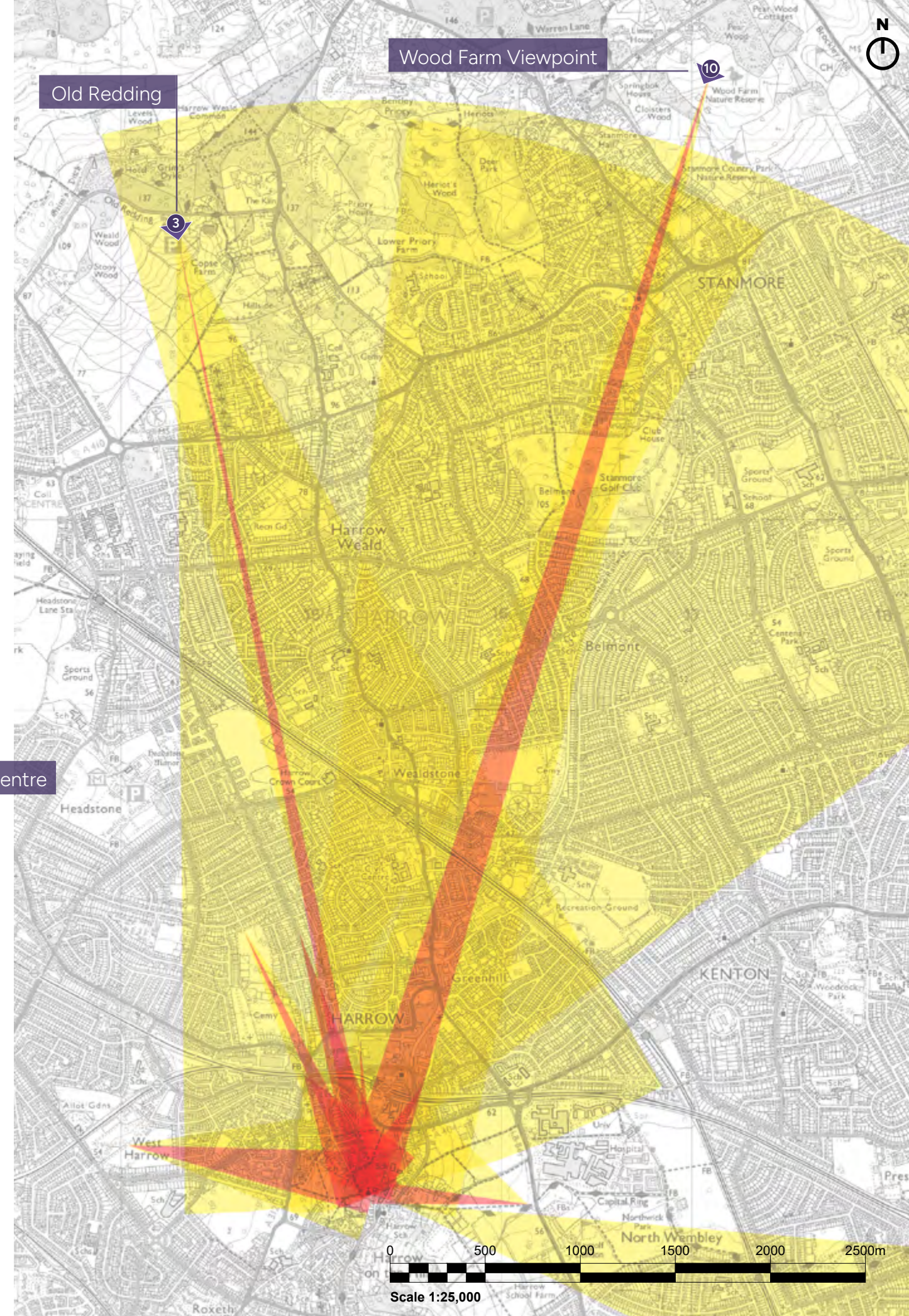
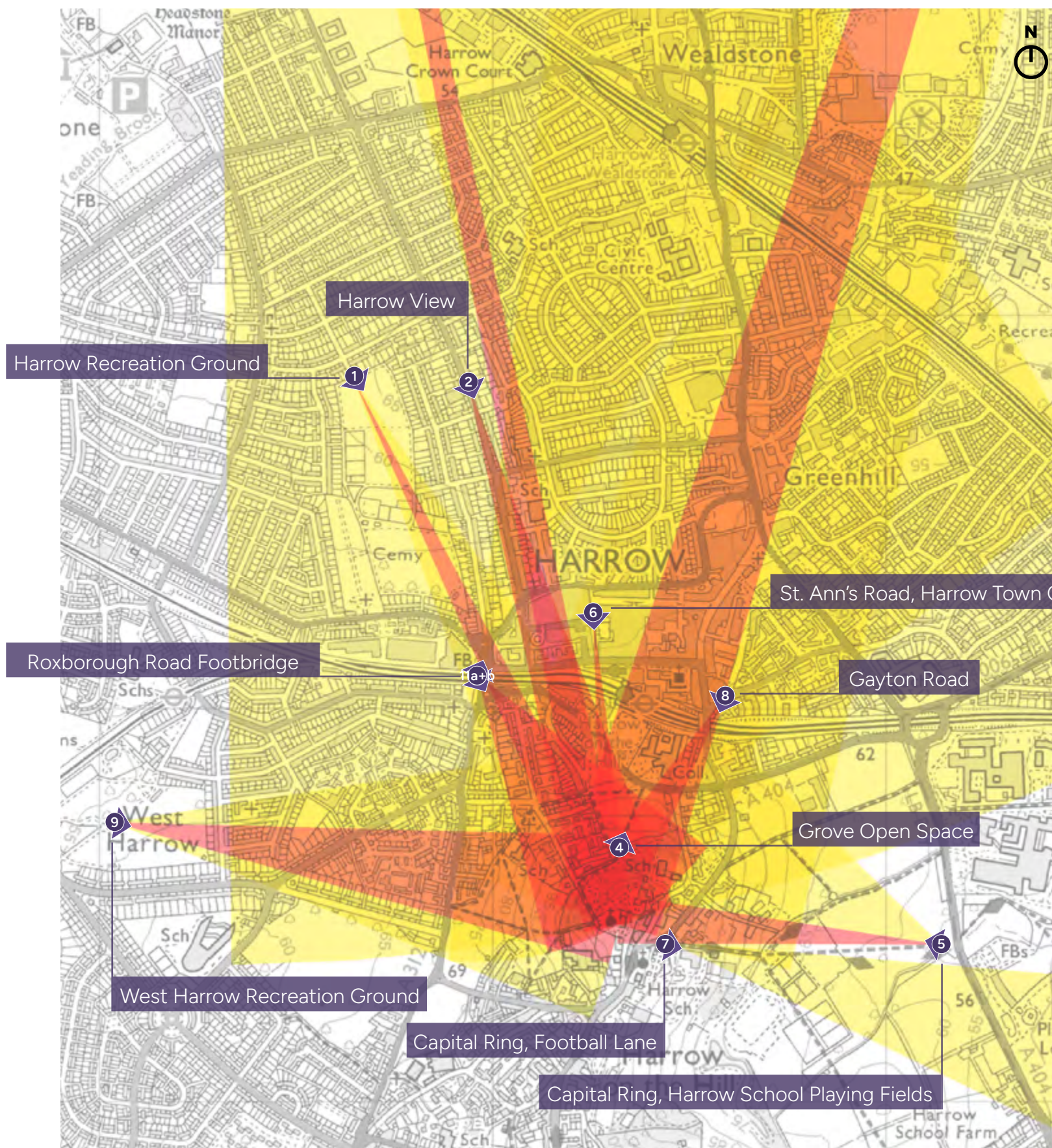


Figure 4: Location Plan (Town Centre Viewpoints) (1:12,500@A3)

Figure 5: Location Plan (Long Distance Viewpoints) (1:25,000@A3)



## 6. Protected Views



In accordance with Policy DM3 of the adopted Local Plan the following 11 views are protected:

### Protected views within an urban setting

- Harrow View
- Roxborough Road Footbridge
- St. Ann's Road, Harrow Town Centre
- Gayton Road

### Medium-range views from open space

- Capital Ring, Harrow School Playing Fields
- Harrow Recreation Ground
- West Harrow Recreation Ground

### Protected long-range views from open space

- Grove Open Space
- Capital Ring, Football Lane
- Old Redding
- Wood Farm Viewpoint

The co-ordinates shown in the following table define the location of each Assessment Point at ground level. Photography has been taken from an assumed height approximately 1.5m above this point.

Similarly, Protected Vistas are defined from an assumed eye height 1.5m above the relevant Assessment Point.

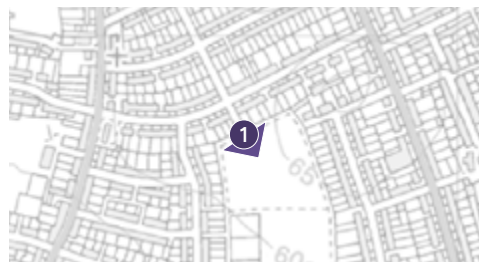


### Assessment Point Details

Viewpoint	Easting	Northing	Ground Level (mAOD)	Camera Height (m)	Camera Height (mAOD)
(1) Harrow Recreation Ground	514647	188838	63.63	1.5	65.13
(2) Harrow View	514939	188821	65.96	1.5	67.46
(3) Old Redding	514291	192527	128.78	1.5	130.28
(4) Grove Open Space	515319	187643	95.87	1.5	97.37
(5) Capital Ring, Harrow Playing Fields	516139	187399	54.73	1.5	56.23
(6) St Ann's Road, Harrow Town Centre	515256	188242	62.58	1.5	64.08
(7) Capital Ring, Football Lane	515447	187407	100.51	1.5	102.01
(8) Gayton Road	515591	188031	69.41	1.5	70.91
(9) West Harrow Recreation Ground	514036	187710	57.48	1.5	58.98
(10) Wood Farm Viewpoint	517105	193369	140.93	1.5	142.43
(11a) Roxborough Road Footbridge (View of St Mary's Spire)	514961	188085	69.10	1.5	70.60
(11b) Roxborough Road Footbridge (View of Harrow Weald Ridge)	514961	188085	69.10	1.5	70.60



## 6. Protected View 1: Harrow Recreation Ground







TYPE 1 WINTER PHOTOGRAPHY

GRID REFERENCE: E:514647, N:188838  
CAMERA ELEVATION: 1.5M ABOVE GROUND LEVEL  
DISTANCE FROM ST MARY'S CHURCH: 1.53KM  
ELEVATION: 63.63M AOD

PROJECTION: CYLINDRICAL  
ENLARGEMENT FACTOR: 96% AT A1  
VIEW AT COMFORTABLE ARM'S LENGTH  
VIEWING BOX INCORPORATES UP TO 90° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 19/02/2024 AT 13:17  
MAKE AND MODEL OF CAMERA: NIKON D610  
MAKE AND FOCAL LENGTH OF LENS: 50MM  
DIRECTION OF VIEW: SOUTH-EAST



## 6. Protected View 1: Harrow Recreation Ground

### 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.

**The View:** Harrow on the Hill is visible on the skyline although partially obscured by intervening trees within the park. The steeple of St Mary's can be seen just above the trees in the back ground of the view. 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 vegetation in the parkland at the fore and middle ground is managed in order to retain the visual connections with Harrow on the Hill. 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 further 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.



Enlarged Image showing Focal Point in view



Viewpoint Location



Tripod Location

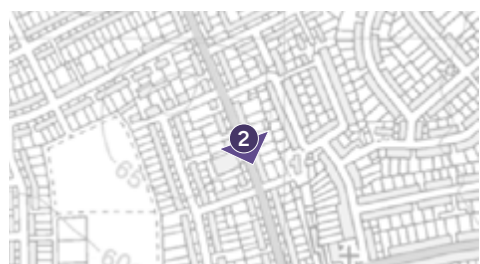


Landmark Viewing Corridor





## 6. Protected View 2: Harrow View







TYPE 1 WINTER PHOTOGRAPHY

GRID REFERENCE: E:514939, N:188821  
CAMERA ELEVATION: 1.5M ABOVE GROUND LEVEL  
DISTANCE FROM ST MARY'S CHURCH: 1.41KM  
ELEVATION: 65.96M AOD

PROJECTION: CYLINDRICAL  
ENLARGEMENT FACTOR: 96% AT A1  
VIEW AT COMFORTABLE ARM'S LENGTH  
VIEWING BOX INCORPORATES UP TO 90° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 19/02/2024 AT 13:31  
MAKE AND MODEL OF CAMERA: NIKON D610  
MAKE AND FOCAL LENGTH OF LENS: 50MM  
DIRECTION OF VIEW: SOUTH-EAST



## 6. Protected View 2: Harrow View

### 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.

**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 further 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.



Enlarged Image showing Focal Point in view



Viewpoint Location



Tripod Location



Landmark Viewing Corridor





## 6. Protected View 3: Old Redding







TYPE 1 WINTER PHOTOGRAPHY

GRID REFERENCE: E:514291, N:192527  
CAMERA ELEVATION: 1.5M ABOVE GROUND LEVEL  
DISTANCE FROM ST MARY'S CHURCH: 6.18KM  
ELEVATION: 128.78M AOD

PROJECTION: CYLINDRICAL  
ENLARGEMENT FACTOR: 96% AT A1  
VIEW AT COMFORTABLE ARM'S LENGTH  
VIEWING BOX INCORPORATES UP TO 90° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 19/02/2024 AT 15:09  
MAKE AND MODEL OF CAMERA: NIKON D610  
MAKE AND FOCAL LENGTH OF LENS: 50MM  
DIRECTION OF VIEW: SOUTH-WEST



## 6. Protected View 3: Old Redding

### Description of the View

**Viewing Location:** Old Redding is a public car park with adjacent open space which offers panoramic views across Harrow and other Boroughs of London. The site is accessible by road and via the London LOOP (London Outer Orbital Path). Trucks and lorries are specifically excluded from the site by barriers at the site entrance and exit, and consequently the Viewing Location is almost entirely used by families, couples and individuals who specifically visit the site to enjoy the views.

**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 tall buildings at Perceval Square (on College Road) being particularly prominent. 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 with the local authority 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 further 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.



Enlarged Image showing Focal Point in view



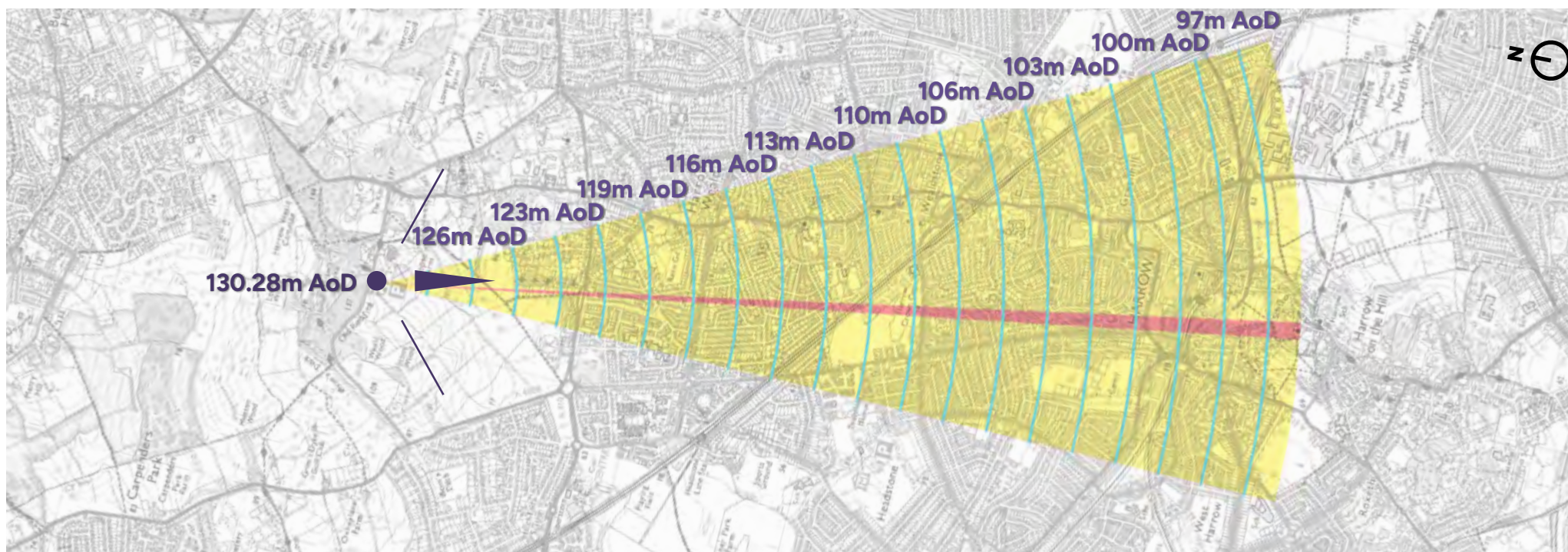
Viewpoint Location



Tripod Location



Landmark Viewing Corridor





## 6. Protected View 4: Grove Open Space







TYPE 1 WINTER PHOTOGRAPHY

GRID REFERENCE: E:515319, N:187643  
CAMERA ELEVATION: 1.5M ABOVE GROUND LEVEL  
DISTANCE FROM ST MARY'S CHURCH: 0.19KM  
ELEVATION: 95.87M AOD

PROJECTION: CYLINDRICAL  
ENLARGEMENT FACTOR: 96% AT A1  
VIEW AT COMFORTABLE ARM'S LENGTH  
VIEWING BOX INCORPORATES UP TO 90° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 08/03/2024 AT 11:00  
MAKE AND MODEL OF CAMERA: NIKON D610  
MAKE AND FOCAL LENGTH OF LENS: 50MM  
DIRECTION OF VIEW: NORTH-EAST



## 6. Protected View 4: Grove Open Space

### 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 elevated southern end of the open space.

**The View:** One of the key characteristics of this view is the visual connection between Harrow on the Hill, in the foreground, Harrow Town Centre in the middle ground, and the Harrow Weald Ridge in the background. As such this view is distinctive and unique to Harrow. The Perceval Square development is particularly prominent in this view, but the Harrow Weald Ridge remains clearly visible between tall buildings in the town centre. The parkland foreground provides an attractive setting for the panorama and allows viewers to enjoy different viewing positions.

### 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. It is important that development within Harrow Town Centre does not obscure the visual connection with the Weald Ridge to such an extent that is no longer perceived as a prominent, continuous, smooth landform.

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

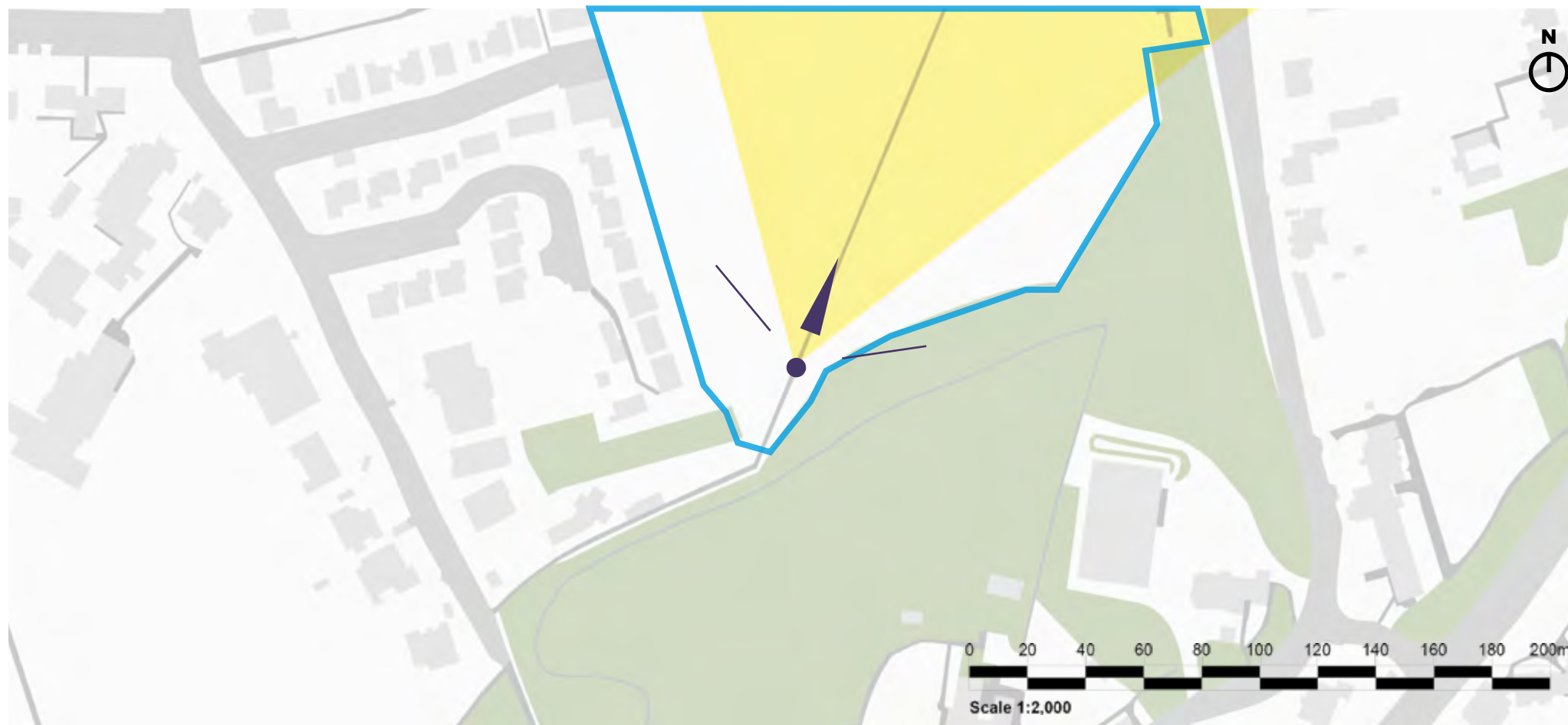
**Management of the Viewing Location:** It is recommended that interpretation is included at the Viewing Location to highlight the elements of the view. The existing management regime for the park should be maintained to ensure that open views towards the Weald Ridge are conserved.



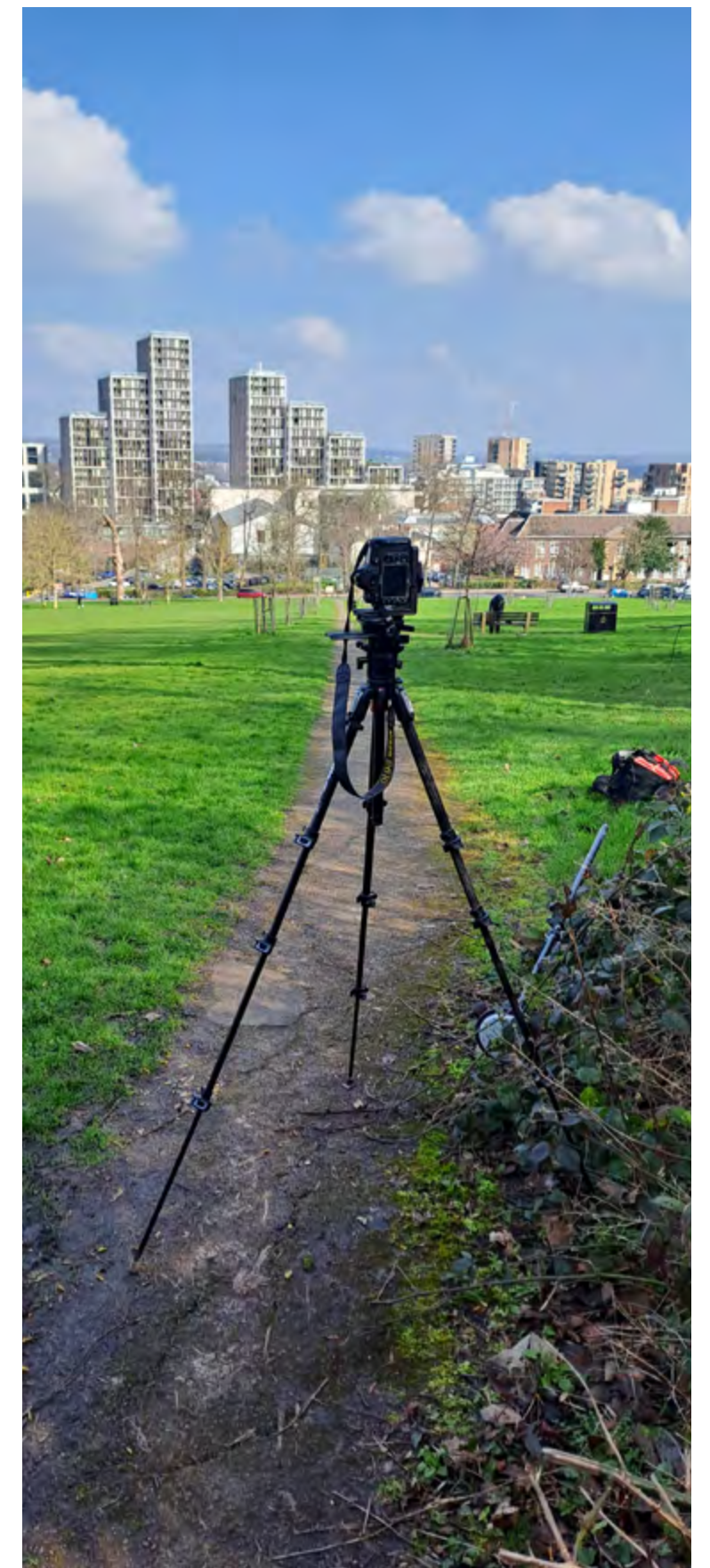
Enlarged Image showing Focal Point in view



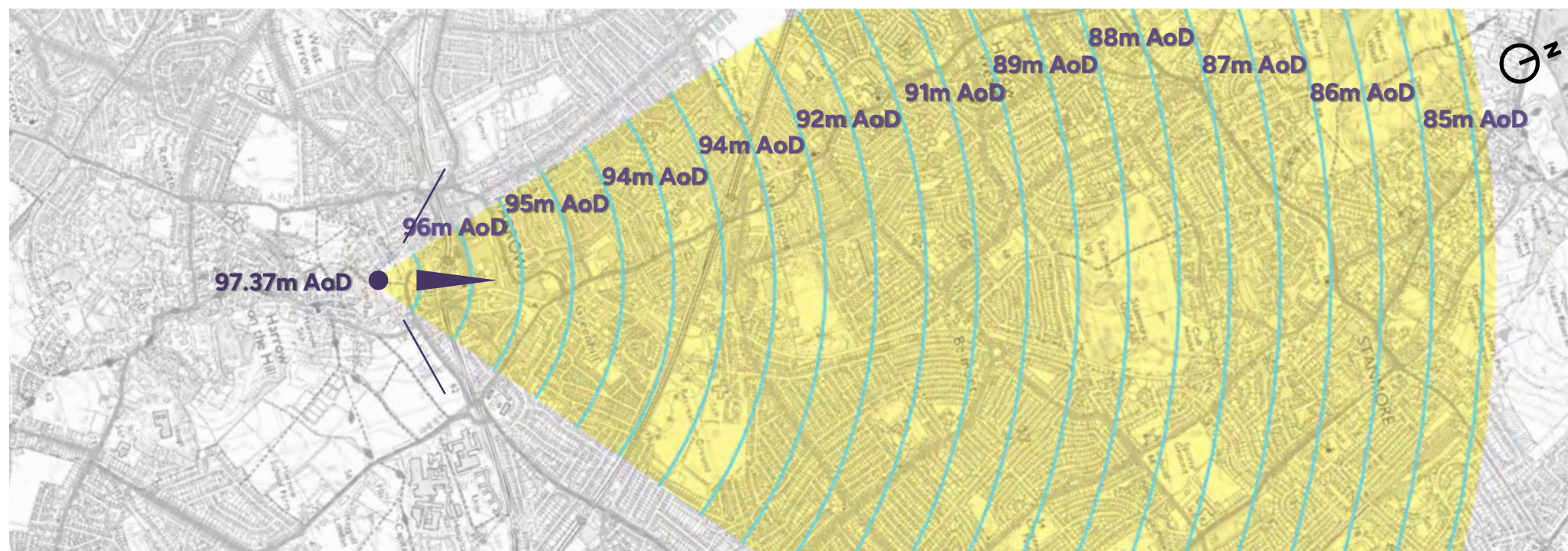
Viewpoint Location



Tripod Location

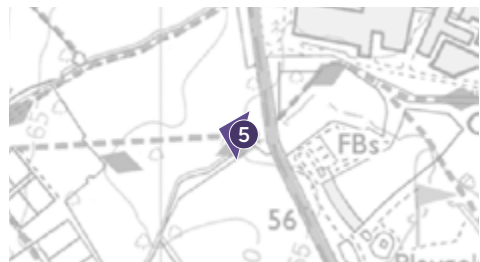


Landmark Viewing Corridor





## 6. Protected View 5: Capital Ring, Harrow Playing Fields







TYPE 1 WINTER PHOTOGRAPHY

GRID REFERENCE: E:516139, N:187399  
CAMERA ELEVATION: 1.5M ABOVE GROUND LEVEL  
DISTANCE FROM ST MARY'S CHURCH: 0.84KM  
ELEVATION: 54.73M AOD

PROJECTION: CYLINDRICAL  
ENLARGEMENT FACTOR: 96% AT A1  
VIEW AT COMFORTABLE ARM'S LENGTH  
VIEWING BOX INCORPORATES UP TO 90° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 19/02/2024 AT 12:31  
MAKE AND MODEL OF CAMERA: NIKON D610  
MAKE AND FOCAL LENGTH OF LENS: 50MM  
DIRECTION OF VIEW: WEST



## 6. Protected View 5: Capital Ring, Harrow Playing Fields

### 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.

**The View:** The open foreground accentuates the prominence of Harrow on the Hill and also provides an apt context for the school. Buildings within the town centre are generally recessive, with the exception of the development at Perceval Square, and consequently the relatively high 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 further 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 further 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.



Enlarged Image showing Focal Point in view



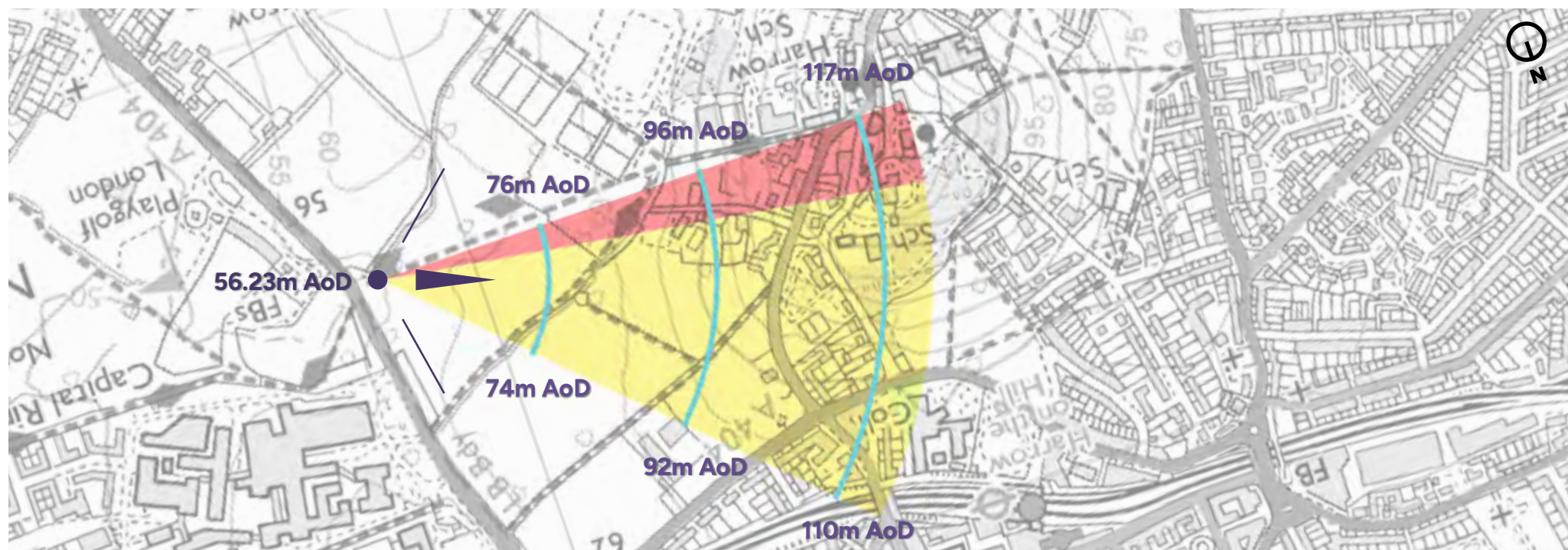
Viewpoint Location



Tripod Location



Landmark Viewing Corridor





## 6. Protected View 6: St Ann's Road, Harrow Town Centre







TYPE 1 WINTER PHOTOGRAPHY

GRID REFERENCE: E:515256, N:188242  
CAMERA ELEVATION: 1.5M ABOVE GROUND LEVEL  
DISTANCE FROM ST MARY'S CHURCH: 0.78KM  
ELEVATION: 62.58M AOD

PROJECTION: CYLINDRICAL  
ENLARGEMENT FACTOR: 96% AT A1  
VIEW AT COMFORTABLE ARM'S LENGTH  
VIEWING BOX INCORPORATES UP TO 90° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 19/02/2024 AT 13:46  
MAKE AND MODEL OF CAMERA: NIKON D610  
MAKE AND FOCAL LENGTH OF LENS: 50MM  
DIRECTION OF VIEW: SOUTH



## 6. Protected View 6: St Ann's Road, Harrow Town Centre

### 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.

**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 potential to enhance this view for example by including traffic controls on Clarendon Road to reduce traffic, or removing graffiti from buildings on College Road. 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 further 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.



Enlarged Image showing Focal Point in view



Viewpoint Location



Tripod Location

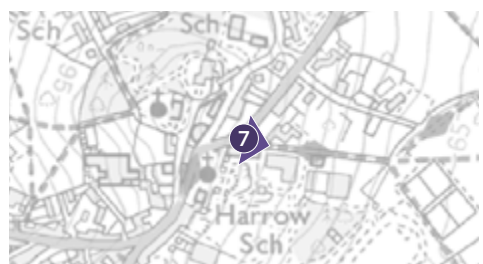


Landmark Viewing Corridor





## 6. Protected View 7: Capital Ring, Football Lane







TYPE 1 WINTER PHOTOGRAPHY

GRID REFERENCE: E:515447, N:187407  
CAMERA ELEVATION: 1.5M ABOVE GROUND LEVEL  
DISTANCE FROM ST MARY'S CHURCH: 0.13KM  
ELEVATION: 100.51M AOD

PROJECTION: CYLINDRICAL  
ENLARGEMENT FACTOR: 96% AT A1  
VIEW AT COMFORTABLE ARM'S LENGTH  
VIEWING BOX INCORPORATES UP TO 90° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 08/03/2024 AT 11:46  
MAKE AND MODEL OF CAMERA: NIKON D610  
MAKE AND FOCAL LENGTH OF LENS: 50MM  
DIRECTION OF VIEW: EAST



## 6. Protected View 7: Capital Ring, Football Lane

### 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.

**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.



Enlarged Image showing Focal Point in view



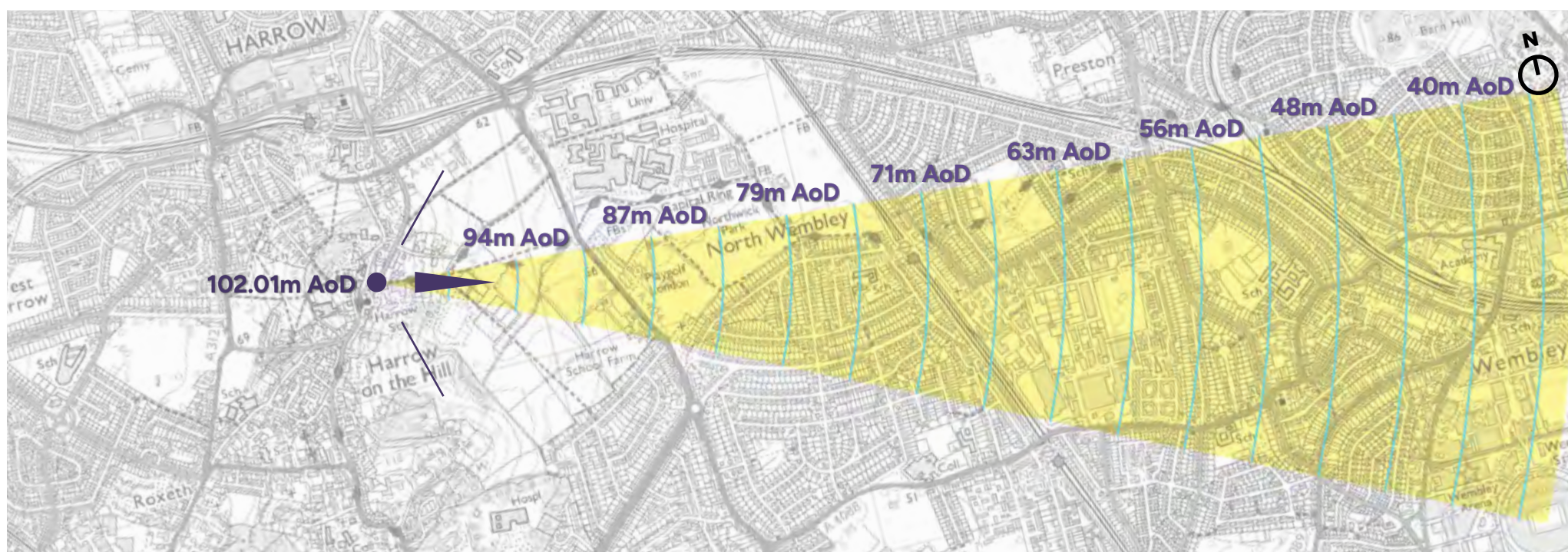
Viewpoint Location



Tripod Location

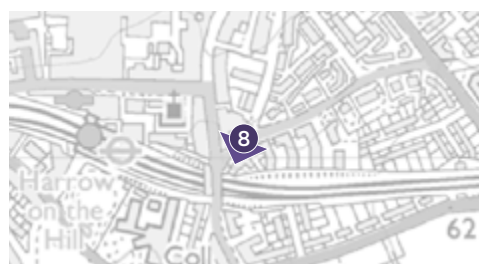


Landmark Viewing Corridor





## 6. Protected View 8: Gayton Road







TYPE 1 WINTER PHOTOGRAPHY

GRID REFERENCE: E:515591, N:188031  
CAMERA ELEVATION: 1.5M ABOVE GROUND LEVEL  
DISTANCE FROM ST MARY'S CHURCH: 0.64KM  
ELEVATION: 69.41M AOD

PROJECTION: CYLINDRICAL  
ENLARGEMENT FACTOR: 96% AT A1  
VIEW AT COMFORTABLE ARM'S LENGTH  
VIEWING BOX INCORPORATES UP TO 90° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 19/02/2024 AT 11:01  
MAKE AND MODEL OF CAMERA: NIKON D610  
MAKE AND FOCAL LENGTH OF LENS: 50MM  
DIRECTION OF VIEW: SOUTH-WEST



## 6. Protected View 8: Gayton Road

### 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 commercial properties on Station Road. 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.

**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, 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 further structures should be permitted which would breach the current skyline formed by St Mary's and Harrow on the Hill.

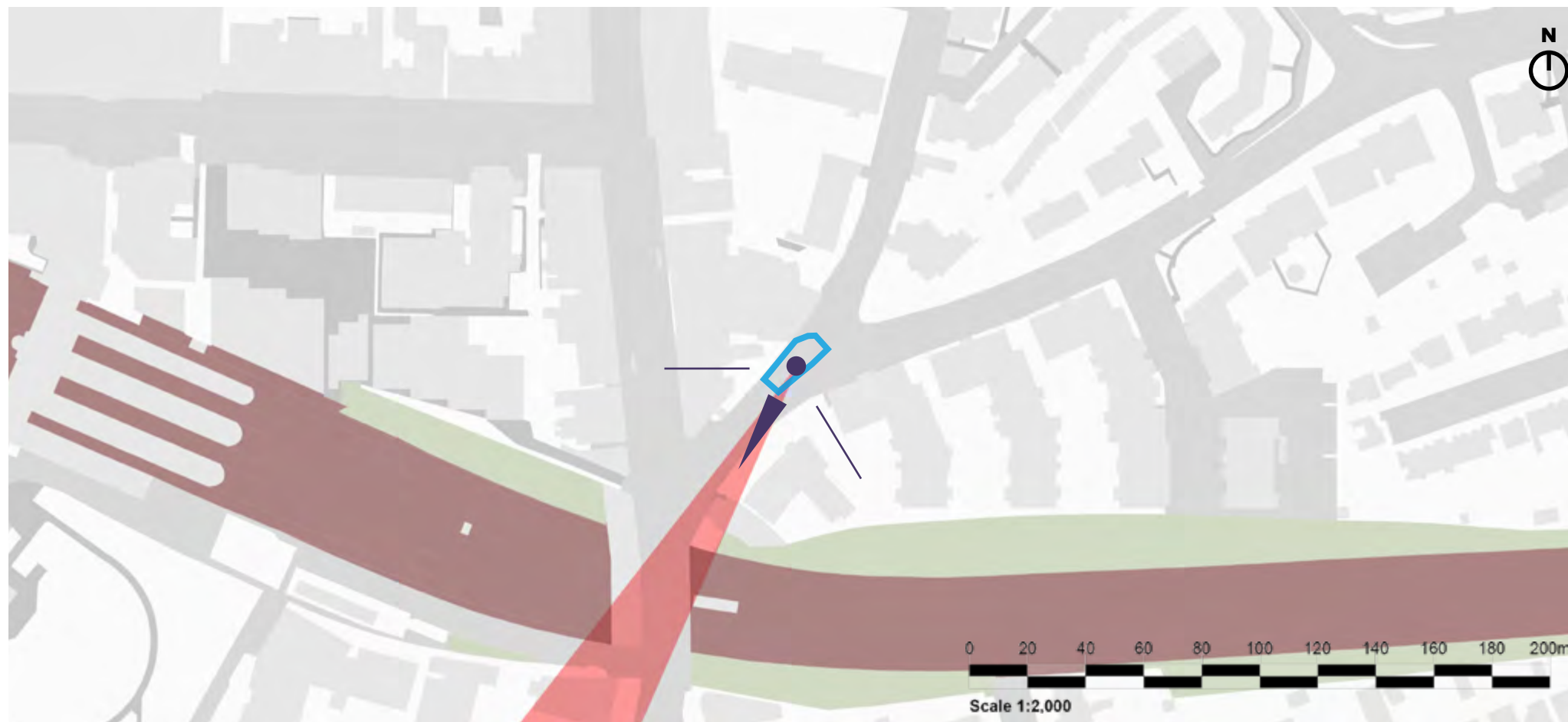
**Management of the Viewing Location:** It is recommended that interpretation is included at the Viewing Location to highlight the elements of the view and the history of Harrow on the Hill and St Mary's. The hard and soft landscape of the viewing place should be improved to make this more attractive 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.



Enlarged Image showing Focal Point in view



Viewpoint Location



Tripod Location



Landmark Viewing Corridor





## 6. Protected View 9: West Harrow Recreation Ground







TYPE 1 WINTER PHOTOGRAPHY

GRID REFERENCE: E:514036, N:187710  
CAMERA ELEVATION: 1.5M ABOVE GROUND LEVEL  
DISTANCE FROM ST MARY'S CHURCH: 1.31KM  
ELEVATION: 57.48M AOD

PROJECTION: CYLINDRICAL  
ENLARGEMENT FACTOR: 96% AT A1  
VIEW AT COMFORTABLE ARM'S LENGTH  
VIEWING BOX INCORPORATES UP TO 90° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 08/03/2024 AT 14:33  
MAKE AND MODEL OF CAMERA: NIKON D610  
MAKE AND FOCAL LENGTH OF LENS: 50MM  
DIRECTION OF VIEW: EAST



## 6. Protected View 9: West Harrow Recreation Ground

### 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.

**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 further 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.



Enlarged Image showing Focal Point in view



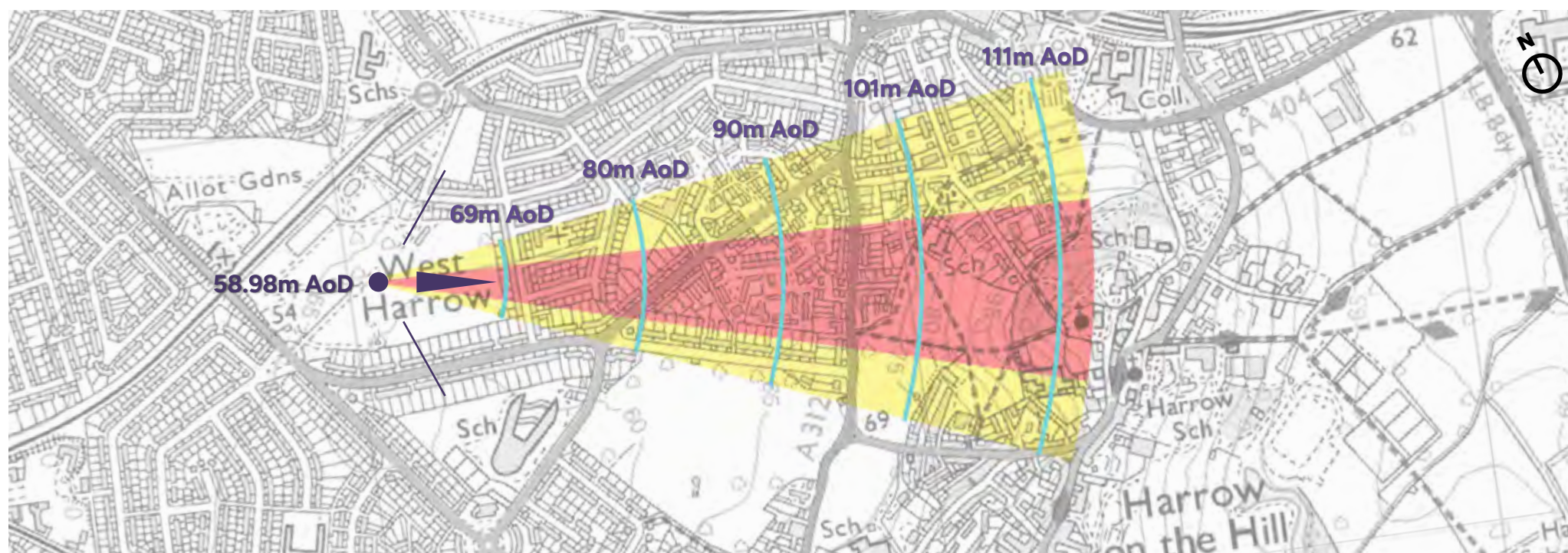
Viewpoint Location



Tripod Location



Landmark Viewing Corridor





## 6. Protected View 10: Wood Farm Viewpoint







TYPE 1 WINTER PHOTOGRAPHY

GRID REFERENCE: E:517105, N:193369  
CAMERA ELEVATION: 1.5M ABOVE GROUND LEVEL  
DISTANCE FROM ST MARY'S CHURCH: 5.17KM  
ELEVATION: 140.93M AOD

PROJECTION: CYLINDRICAL  
ENLARGEMENT FACTOR: 96% AT A1  
VIEW AT COMFORTABLE ARM'S LENGTH  
VIEWING BOX INCORPORATES UP TO 90° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 19/02/2024 AT 11:47  
MAKE AND MODEL OF CAMERA: NIKON D610  
MAKE AND FOCAL LENGTH OF LENS: 50MM  
DIRECTION OF VIEW: SOUTH-EAST



## 6. Protected View 10: Wood Farm Viewpoint

### Description of the View

**Viewing Location:** The Wood Farm Viewpoint is located within the Wood Farm Nature Reserve, and is accessible via surfaced paths. A small car park is accessible from Wood Lane.

**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 maintained as open grassland to ensure that the panoramic views towards Harrow on the Hill and central London are retained.

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

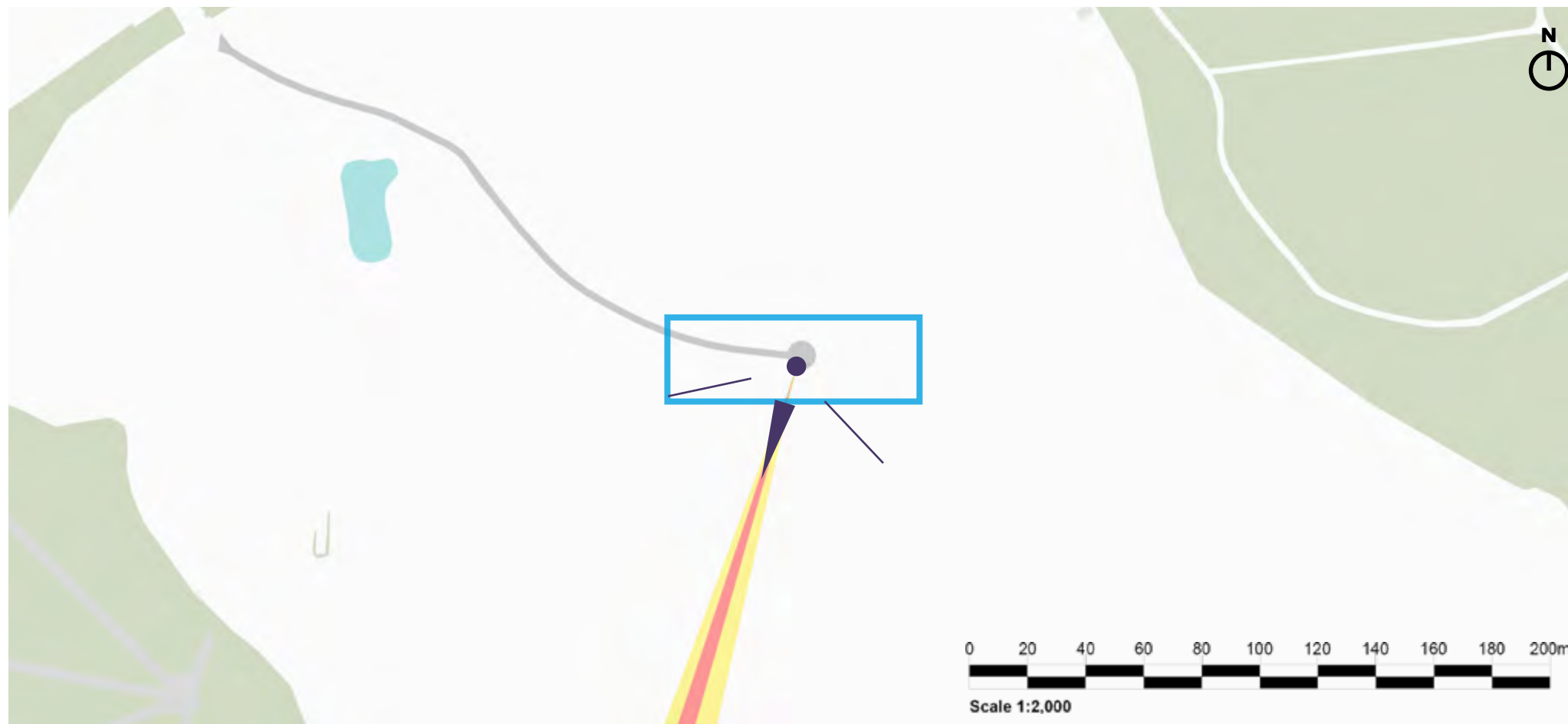
**Management of the Viewing Location:** It is recommended that interpretation is included at the Viewing Location to highlight the elements of the view.



Enlarged Image showing Focal Point in view



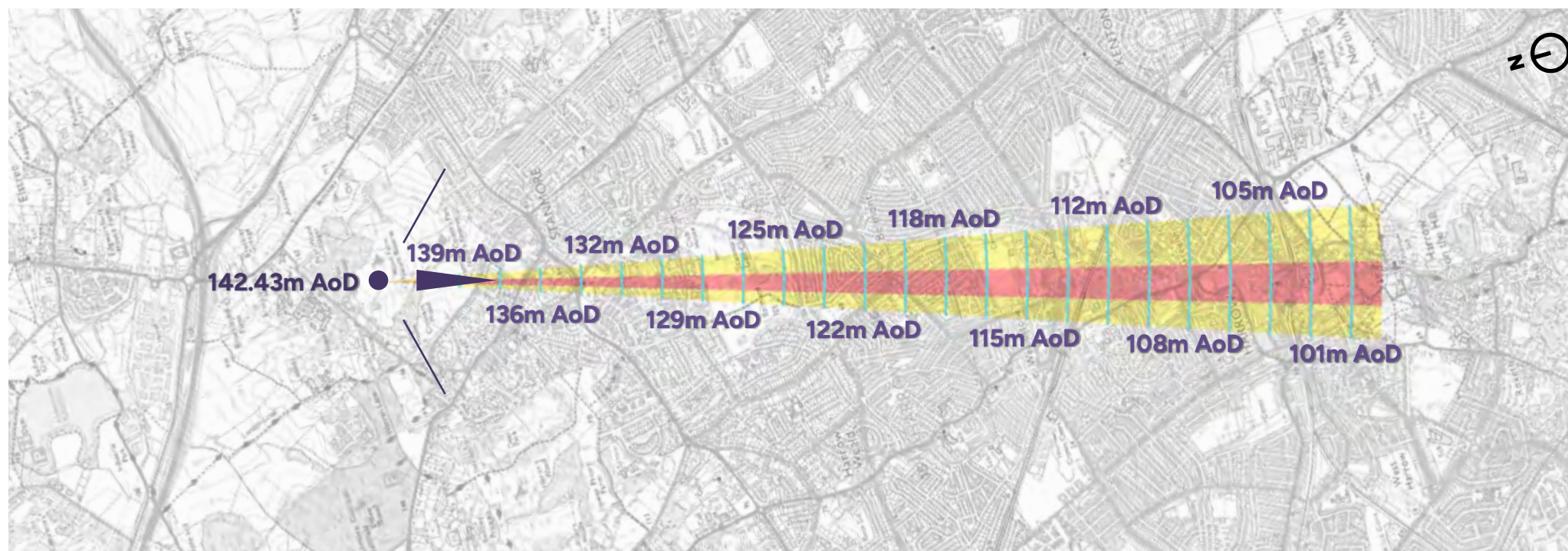
Viewpoint Location



Tripod Location



Landmark Viewing Corridor





## 6. Protected View 11a: Roxborough Road Footbridge (View of St Mary's Spire)







TYPE 1 WINTER PHOTOGRAPHY

GRID REFERENCE: E:514961, N:188085  
CAMERA ELEVATION: 1.5M ABOVE GROUND LEVEL  
DISTANCE FROM ST MARY'S CHURCH: 0.72KM  
ELEVATION: 69.10M AOD

PROJECTION: CYLINDRICAL  
ENLARGEMENT FACTOR: 96% AT A1  
VIEW AT COMFORTABLE ARM'S LENGTH  
VIEWING BOX INCORPORATES UP TO 90° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 08/03/2024 AT 12:35  
MAKE AND MODEL OF CAMERA: NIKON D610  
MAKE AND FOCAL LENGTH OF LENS: 50MM  
DIRECTION OF VIEW: SOUTH-EAST



## 6. Protected View 11a: Roxborough Road Footbridge (View of St Mary's Spire)

### 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.

**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 further 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.



Enlarged Image showing Focal Point in view



Viewpoint Location



Tripod Location



Landmark Viewing Corridor





## 6. Protected View 11b: Roxborough Road Footbridge (View of Harrow Weald Ridge)







TYPE 1 WINTER PHOTOGRAPHY

GRID REFERENCE: E:514961, N:188085  
CAMERA ELEVATION: 1.5M ABOVE GROUND LEVEL  
DISTANCE FROM ST MARY'S CHURCH: 0.72KM  
ELEVATION: 69.10M AOD

PROJECTION: CYLINDRICAL  
ENLARGEMENT FACTOR: 96% AT A1  
VIEW AT COMFORTABLE ARM'S LENGTH  
VIEWING BOX INCORPORATES UP TO 90° HORIZONTAL FIELD OF VIEW

DATE AND TIME OF PHOTOGRAPHY: 08/03/2024 AT 12:35  
MAKE AND MODEL OF CAMERA: NIKON D610  
MAKE AND FOCAL LENGTH OF LENS: 50MM  
DIRECTION OF VIEW: NORTH-EAST



## 6. Protected View 11b: Roxborough Road Footbridge (View of Harrow Weald Ridge)

### 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.

**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 in the centre of the view). Any development or redevelopment in the fore and mid ground should seek to maintain or enhance the prominence of the Harrow Weald Ridge by not exceeding the levels shown.

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

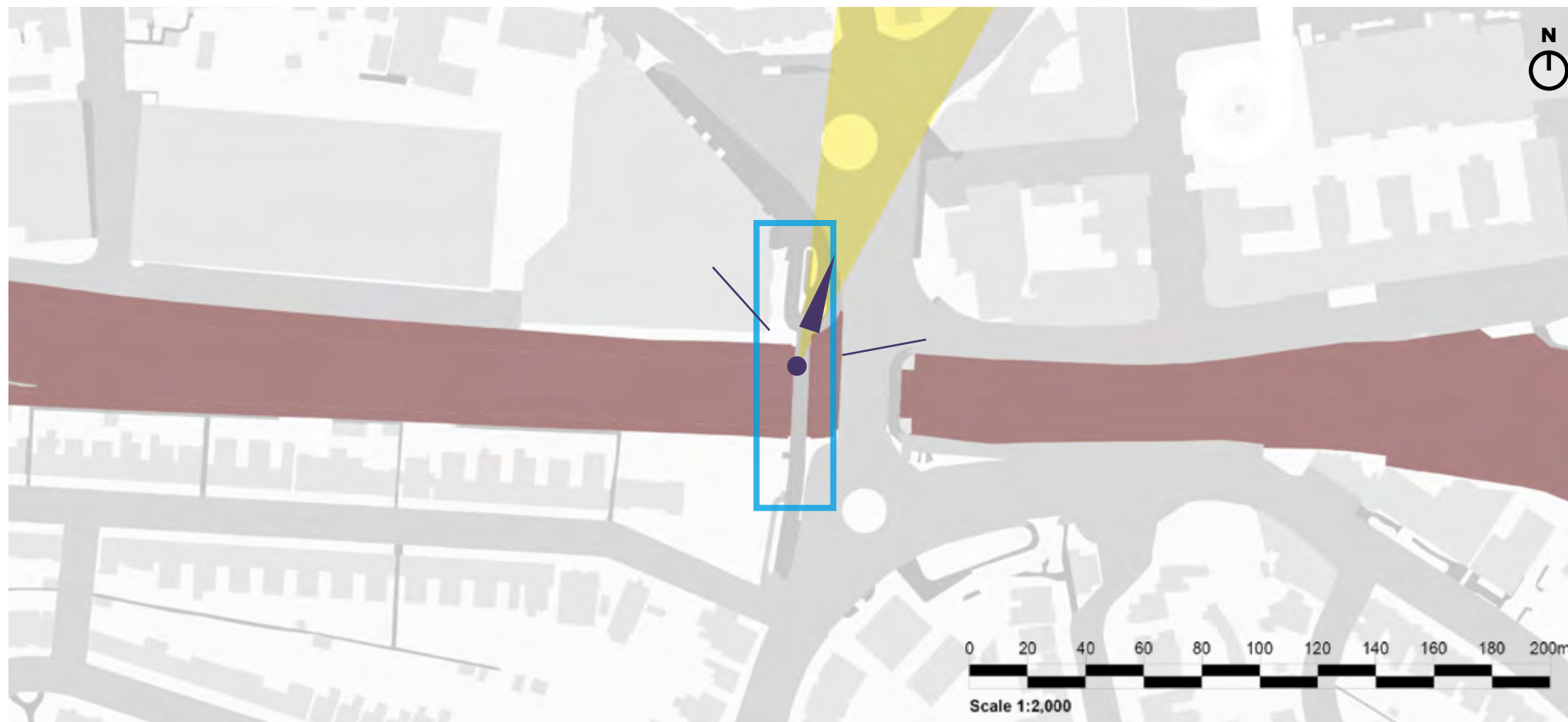
**Management of the Viewing Location:** It is recommended that interpretation is included at the Viewing Location to highlight the elements of the view should be maintained to ensure that open views towards the Weald Ridge are conserved.



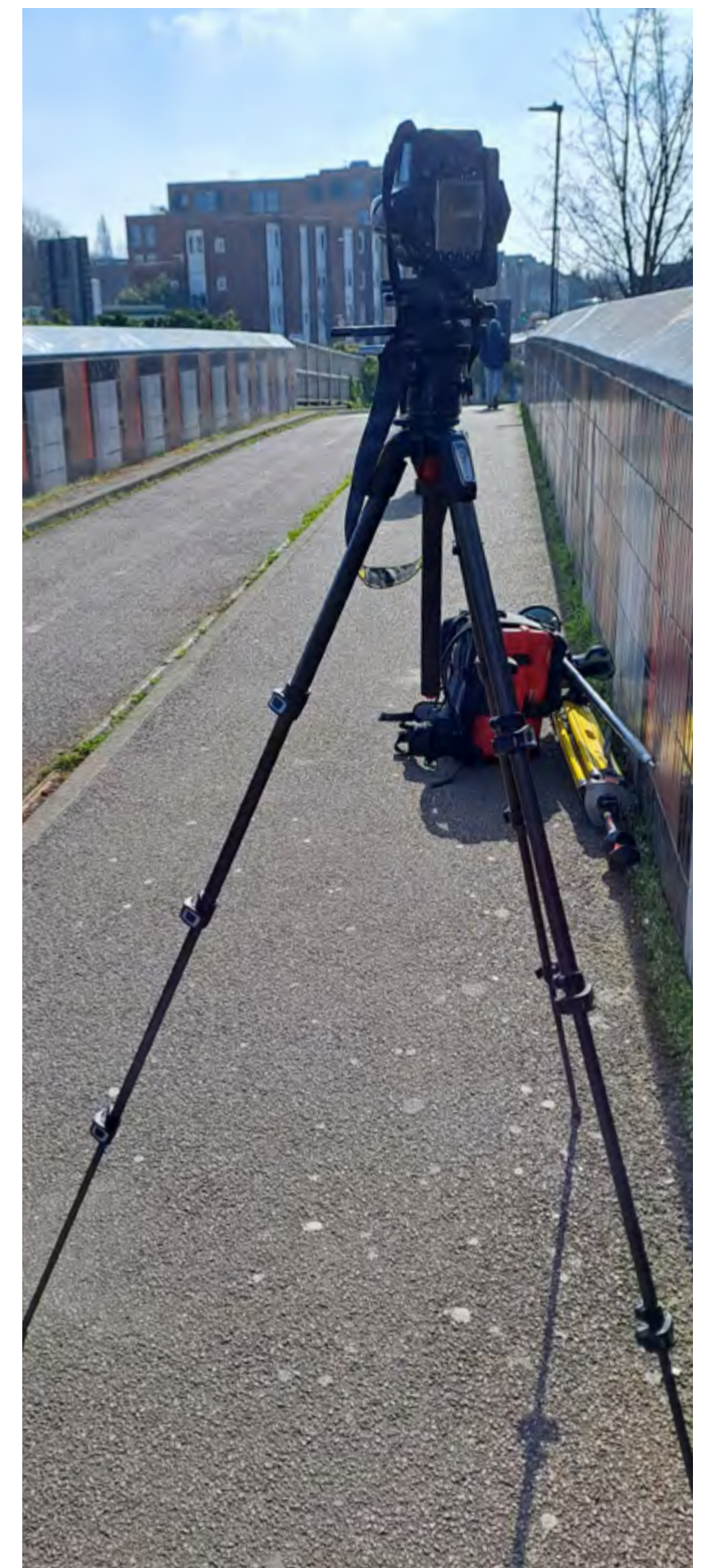
Enlarged Image showing Focal Point in view



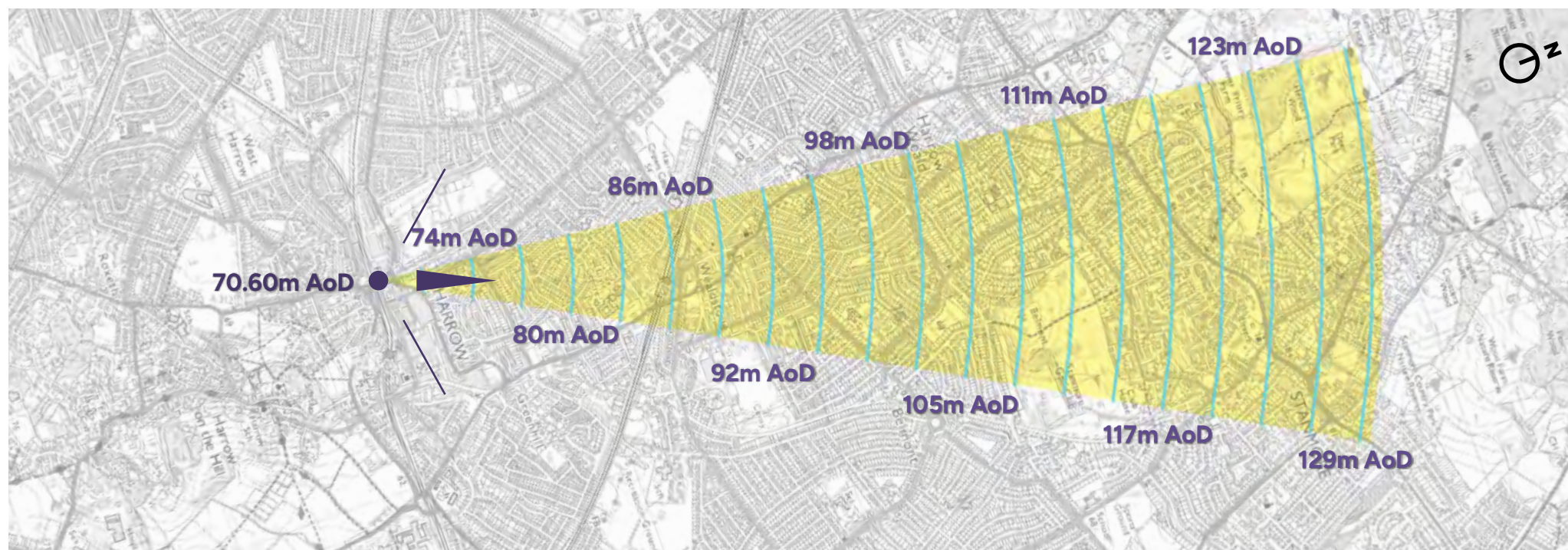
Viewpoint Location



Tripod Location



Landmark Viewing Corridor





## 7. Views Comparison and Differences

### Protected views within an urban setting

- **Harrow View** - Viewing location moved further south To provide a clearer, more representative view.
- **Roxborough Road Footbridge** -
  - 11a: Viewpoint and viewing angle unchanged.
  - 11b: Wider Setting Consultation Area now extends to include all of the Harrow Weald Ridge.
- **St. Ann's Road, Harrow Town Centre** - Viewpoint and viewing angle unchanged.
- **Gayton Road** - Wider Setting Consultation Area has now been removed from this view, to clarify the degree of protection required.

### Medium-range views from open space

- **Capital Ring, Harrow School Playing Fields** - Wider Setting Consultation Area now extends to new landmark development on College Road.
- **Harrow Recreation Ground** - Wider Setting Consultation Area extended to the eastern edge of new development in the middle ground of the View.
- **West Harrow Recreation Ground** - Viewpoint Location moved to footpath due to intervening vegetation and viewing angle unchanged.

### Protected long-range views from open space

- **Grove Open Space** - Wider Setting Consultation Area now extends to include all of the Harrow Weald Ridge.
- **Capital Ring, Football Lane** - Viewpoint and viewing angle unchanged.
- **Old Redding** - Wider Setting Consultation Area now extends to include all of Harrow on the Hill.
- **Wood Farm Viewpoint** - Wider Setting Consultation Area now focuses only on Harrow on the Hill.

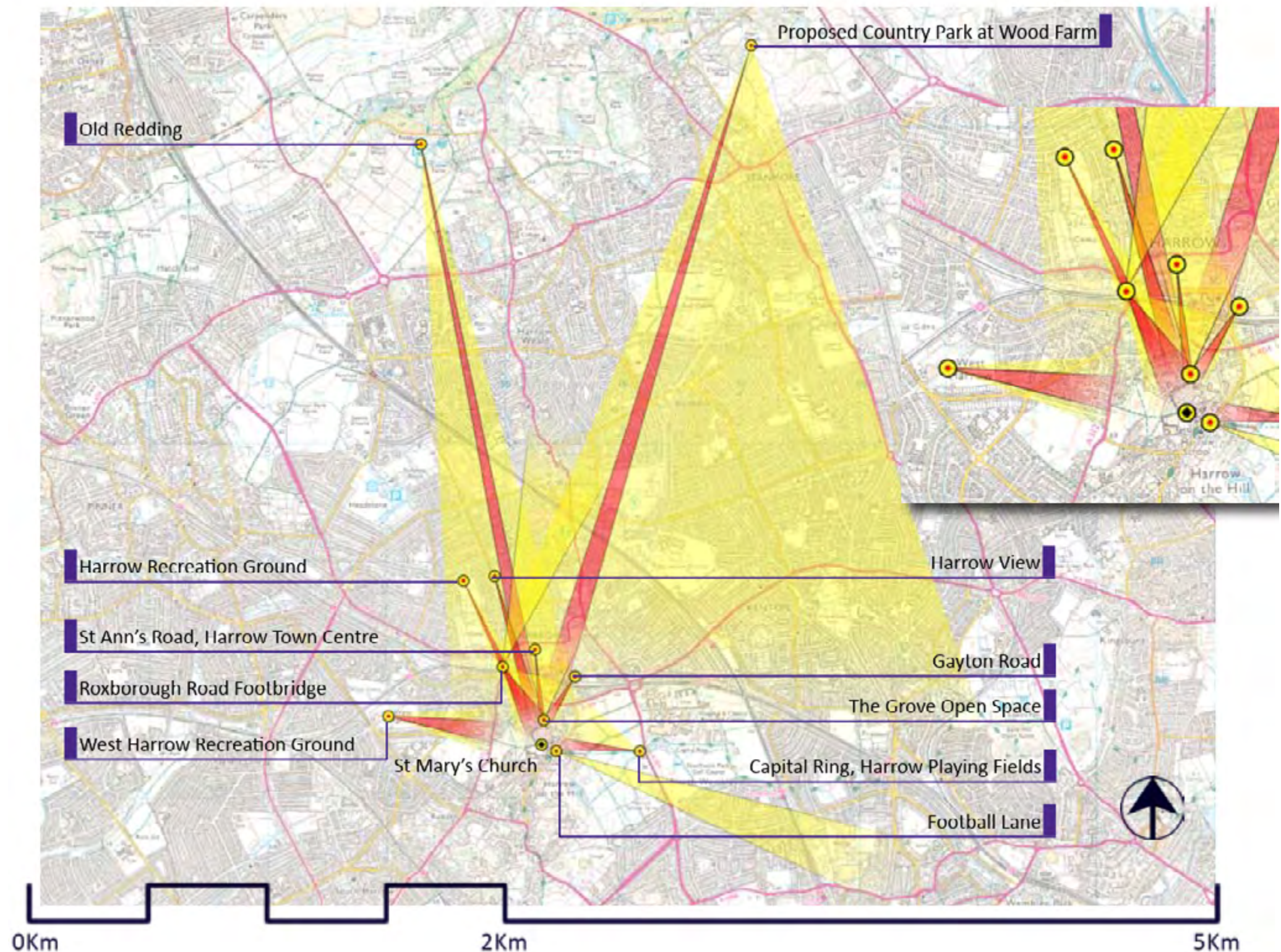


Figure 6: Location Plan and inset taken from Harrow Views Assessment 2012.



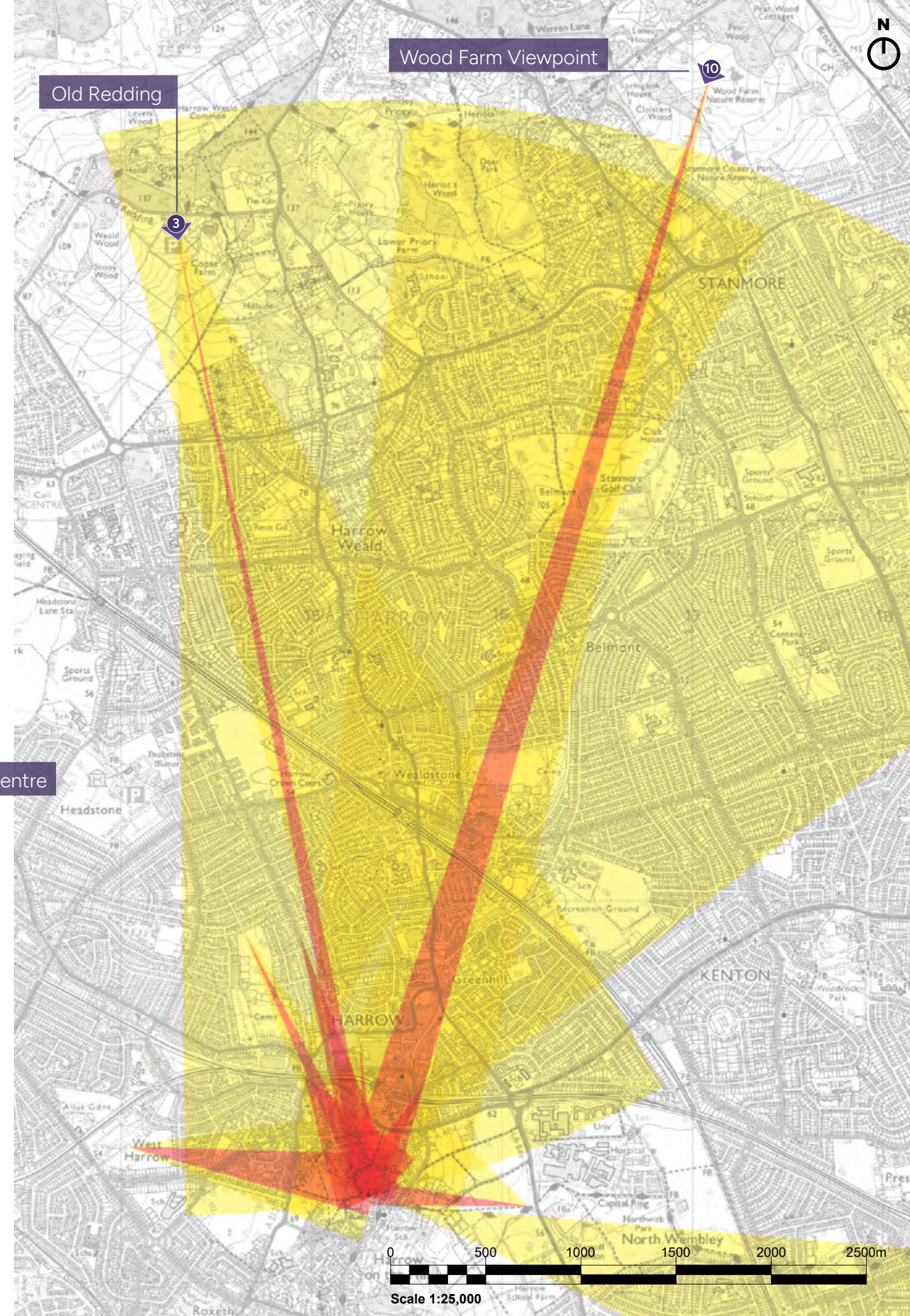
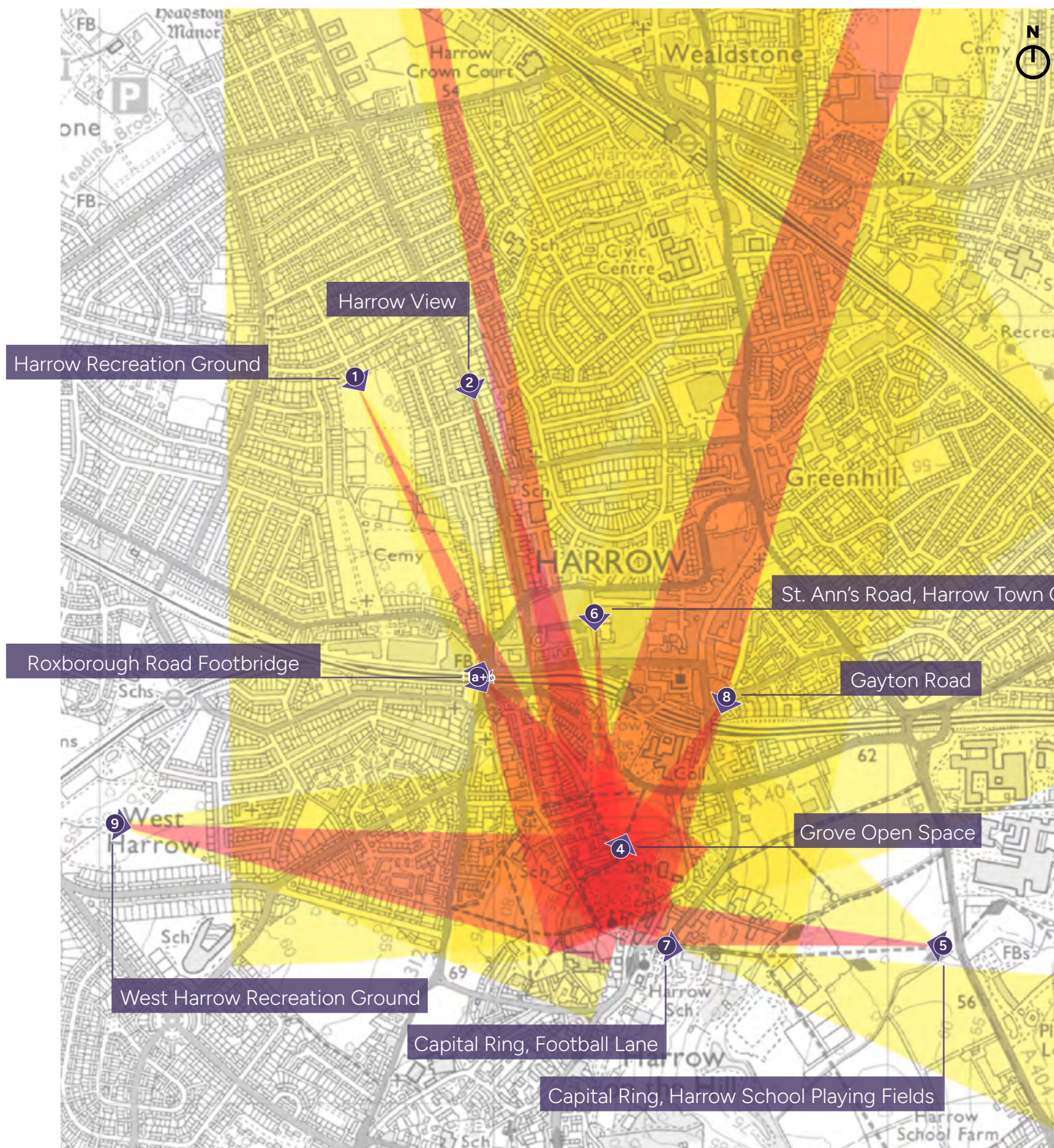


Figure 7: Location Plan (Town Centre Viewpoints) (1:12,500@A3)

Figure 8: Location Plan (Long Distance Viewpoints) (1:25,000@A3)



EUROPEAN OFFICES

United Kingdom

AYLESBURY

T: +44 (0)1844 337380

BELFAST

T: +44 (0)28 9073 2493

BRADFORD-ON-AVON

T: +44 (0)1225 309400

BRISTOL

T: +44 (0)117 906 4280

CAMBRIDGE

T: + 44 (0)1223 813805

CARDIFF

T: +44 (0)29 2049 1010

CHELMSFORD

T: +44 (0)1245 392170

EDINBURGH

T: +44 (0)131 335 6830

EXETER

T: + 44 (0)1392 490152

GLASGOW

T: +44 (0)141 353 5037

GUILDFORD

T: +44 (0)1483 889800

LEEDS

T: +44 (0)113 258 0650

LONDON

T: +44 (0)203 805 6418

MAIDSTONE

T: +44 (0)1622 609242

MANCHESTER

T: +44 (0)161 872 7564

NEWCASTLE UPON TYNE

T: +44 (0)191 261 1966

NOTTINGHAM

T: +44 (0)115 964 7280

SHEFFIELD

T: +44 (0)114 245 5153

SHREWSBURY

T: +44 (0)1743 23 9250

STIRLING

T: +44 (0)1786 239900

WORCESTER

T: +44 (0)1905 751310

Ireland

DUBLIN

T: + 353 (0)1 296 4667

France

GRENOBLE

T: +33 (0)6 23 37 14 14

