

**51a Roxborough Park,  
Harrow**

**Heritage Statement**

Client: MR. WALEED AL-AJEEL

AB Heritage Project No:60115

Date:17/08/2017

GLHER Data Licence Number: 13450

## 51a Roxborough Park, Harrow

### Heritage Statement

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## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Mr. Waleed Al-Ajeel to produce a Heritage Statement to cover a proposed development at 51a Roxborough Park, Harrow.
- 1.1.2 Consultation between Chloe Smith, Heritage Consultant, AB Heritage and Lucy Haile, Principal Conservation Officer, Harrow Borough Council, established a study area radius of 500m.
- 1.1.3 This report will form part of a planning application.

### 1.2 Statutory Designations

- 1.2.1 There are no designated heritage assets within the site boundary.
- 1.2.2 The site is located adjacent to the northern boundary of Roxborough Park & The Grove Conservation Area **[AB 2]**. There are several Locally Listed buildings within the study area of the site, including: nos. 26-40 (even) Lowlands Road, c. 25m to the north-east of the site and nos. 47 and 49b Roxborough Road, c. 35m to the south of the site.

### 1.3 Site Location & Description

- 1.3.1 The site is located at 51a Roxborough Park, Harrow, HA1 3BA and covers an area of approximately 300sq m; centred on NGR: TQ 1508 8800 on the eastern side of the road.
- 1.3.2 The property comprises a four-bedroom detached house with an incorporated garage, situated in a residential street in Harrow on the Hill, c. 630m to the north-west of Harrow School and c. 860m to the north of Harrow-on-the-Hill High Street.
- 1.3.3 The site is bounded by the Roxborough Park road to the west, by 53 Roxborough Park to the north and the garden of No. 53 to the east. The access road serving Hale Lodge block of flats bounds the south of the site.

### 1.4 Proposed Development

- 1.4.1 The proposal is for a two-storey rear extension measuring 4m in depth with a pitched roof that maintains a similar roof slope to the existing roof. The property would be converted into two one-bedroom flats and two studio flats.
- 1.4.2 A new timber fence is also proposed and refuse storage, cycle storage and parking to be provided. Rear communal garden to be shared by the four properties with access from the main entrance hall.

## 2. AIMS & METHODOLOGY

### 2.1 Aims

- 2.1.1 NPPF 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

*'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

### 2.2 Consultation

- 2.2.1 The pre-application report states that *'The Council's Conservation Officer has commented that the proposal would not be harmful to the character of the Conservation Area'* and concludes that *'the proposal is acceptable in principle and in terms of its impact on the Conservation Area'*. (P/0762/16/PREAPP).
- 2.2.2 Further consultation with Lucy Haile, Principal Conservation Officer, Harrow Borough Council, failed to identify any potential issues beyond the development's impact upon the setting of the Conservation Area [AB 2].

### 2.3 Data Collation

- 2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).
- 2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
  - Planning (Listed Buildings and Conservation Areas) Act, 1990
  - The National Planning Policy Framework, 2012
- 2.3.3 The Greater London Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 13450. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record or the Greater London Historic Environment Record;
- Pastscape and other research resources, including the Access to Archives (A2A);
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on by Dan Bashford on 1<sup>st</sup> August 2017. During the site visit, an inspection of the building was made. The images included a photographic scale where appropriate.
- Additional relevant documentary resources at the Harrow Museum and Heritage Centre were accessed on the 1<sup>st</sup> August 2017, and online historic sources.

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

## 2.4 Assessment of the Cultural Heritage Resource

- 2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

**Table 1: Assessing the Importance of a Cultural Heritage Site**

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## 2.5 Impact Assessment Criteria

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.



**Table 2: Criteria for Determining Magnitude of Impact**

IMPACT LEVEL	DEFINITION
<b>HIGH</b>	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
<b>MEDIUM</b>	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
<b>LOW</b>	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
<b>NEGLIGIBLE</b>	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
<b>UNCERTAIN</b>	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects**

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
<b>NATIONAL</b>	Severe	Major	Mod	Minor
<b>REGIONAL</b>	Major	Mod	Minor	Not Sig.
<b>LOCAL</b>	Mod	Minor	Minor	Not Sig.
<b>NEGLIGIBLE</b>	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

## 2.6 Limitations

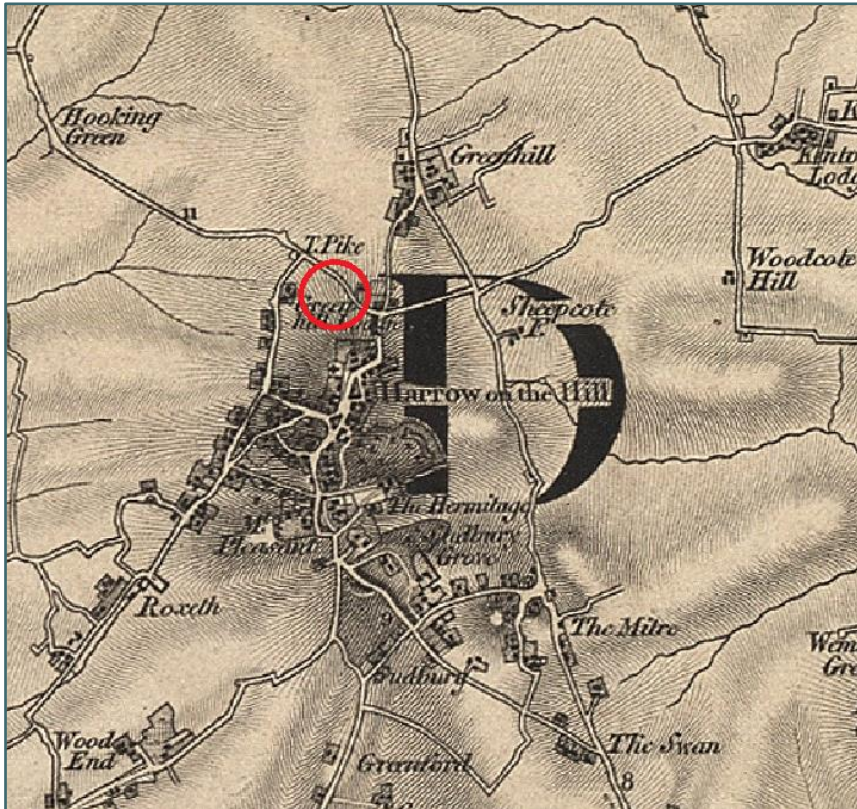
2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Mr. Waleed Al-Ajeel, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (August 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts.
- 2.6.4 Permission to access the site, including the property and the area of new development, was not granted before the site visit and as such no access to these areas was gained.

### 3. HERITAGE REVIEW OF SITE

#### 3.1 Historic Development Overview

- 3.1.1 Roxborough is first mentioned by name in historical documents of 1334, and this is thought to have been a small hamlet at the foot of Harrow on the Hill (Harrow Council 2008).



Map 1. OS 1:63360 1856 Middlesex.

- 3.1.2 The Ordnance Survey 6" Middlesex X Edition map of 1868 shows the site within a field to the north-east of Roxborough Farm. Roxborough Park road is shown as a track through fields adjacent to the site.
- 3.1.3 The growth of the railway encouraged built development around London. The Metropolitan Line was opened in 1880, along with the station at Harrow on the Hill. The Harrow and Uxbridge Railway extended the line in 1904 toward Uxbridge (Harrow Council 2008).
- 3.1.4 Roxborough Estate was bought by Home Counties Land and Investment Co. Ltd in 1887, and later sold 29 freehold building plots with frontages to Roxborough Park in April 1887. By 1895 the linear development along this road was established with the construction of detached and semi-detached housing (Harrow Council 2008).
- 3.1.5 Improved transport links, including via the Metropolitan Line in 1935, saw further growth in demand for family dwelling houses. This resulted in the development of residential properties closer to the railway line (Harrow Council 2008). The Ordnance Survey 1940 6" Middlesex X.SE Edition, published in 1940, is the earliest to show the application site in its present plan.

### 3.2 Current Condition of 51a Roxborough Park

- 3.2.1 The property is a two-storey detached house of brick and timber construction. It is typical of Tudor Revival architecture of during the inter-war years (1918 -1939), with a half-timbered effect oriel window and pediments, with a white rendered finish to the panels and remainder of the first-floor exterior.



Photo 1. 51a Roxborough Park facing south east from Roxborough Park road

- 3.2.2 The property has a hipped roof with two half-hips forming pitched pediments over a bay window to the front and over the oriel window, itself over the doorway.
- 3.2.3 There is a cross gable roof over a two-storey extension on the north side of the building. The extension is recessed several metres from the front and has a garage entrance to the ground floor. The gable-end is also finished with a half-timbered effect with a rendered infill.
- 3.2.4 The later extension mimics the style of and is in keeping with the original building. The fabric of the exterior of the property has been altered by the replacement of the original windows with modern uPVC windows and double glazing.

### 3.3 Current Setting of 51a Roxborough Park

- 3.3.1 The site is located on the eastern side of the residential street of Roxborough Park. The application site is not part of the Roxborough Park and The Grove Conservation Area [AB 2], but it is situated on the boundary. The Conservation Area includes nos. 26-40 (even) Lowlands Road, c. 25m to the north-east of the site.
- 3.3.2 Immediately to the north of the site is no. 53 Roxborough Park, which is set back beyond the rear building line of no. 51a, following the curvature of the road. No. 53 is of a similar

architectural style. The rear garden of no. 53 is L-shaped and wraps around the northern and eastern boundaries of the site.

3.3.3 Approximately 40m north of the application site is Lowlands Road (A404) and the railway lines running parallel at c. 70m north

3.3.4 To the north of the rail tracks is the commercial centre of Harrow c. 350m to the north east of the application site.



**Photo 1. Looking north on Roxborough Park. Roxborough Avenue is to the left of the image**

3.3.5 Immediately to the south of the site is a service road for the adjacent block of flats called Hale Lodge. Hale Lodge is a modern three-storey red-brick building, constructed in the late 20<sup>th</sup>



**Photo 3. Access Road for Hale Lodge and the relationship between modern development and 51a Roxborough Park. Looking east from Roxborough Park road.**

century. This represents one of several modern intrusions onto Roxborough Park, which is otherwise populated by late-19<sup>th</sup> and early-20<sup>th</sup> century detached and semi-detached housing.

- 3.3.6 In keeping with the mixed residential and open green space of the area, The Grove Open Space lies c. 380m to the south east of the application site.

### 3.4 Setting and Significance of Roxborough Park and The Grove Conservation Area

- 3.4.1 The Conservation Area of Roxborough Park and The Grove [AB 2], lies immediately south west and south east of the application site.
- 3.4.2 Roxborough Park and the Grove Conservation Area is an attractive combination of high quality historic architecture and important public green open spaces, including the Grove Open Space and Church Fields, that serve to emphasize its distinction from the surrounding more modern commercial development of Harrow town centre and the other higher density urban sprawl (Harrow Council, 2008).



Photo 4. Looking south on Roxborough Park from outside Hale Lodge.

- 3.4.3 As a sub area Roxborough Park is characterised by open green spaces, with low density informal, soft residential roads, to higher density relatively formal and hard residential, urban areas. The area has a sense of unity due to the use of similar materials, form and siting of properties and the continuous undulating topography and attractive views. Greenery provides a further sense of continuity to the area as it breaks up the street scene (Harrow, Council, 2008).
- 3.4.4 In line with Table 1, the Roxborough Park and the Grove Conservation Area [AB 2], is of Regional Importance, this is because of its evidential value as a well-preserved example of London's interwar suburban expansion.

### 3.5 Significance of 51a Roxborough Park and Surrounding Heritage Assets

- 3.5.1 The site of 51a Roxborough Park is of limited architectural significance. It does not contain any designated heritage assets. The building at no. 51a Roxborough Park was constructed between 1914 and 1935 and is typical of domestic, suburban architecture at that time. The historic fabric of the exterior of the property has been altered by the replacement of the original windows with modern double glazing. The building has also been extended, altering the original planform.
- 3.5.2 The site is adjacent to the Roxborough & The Grove Conservation Area [**AB 2**], which is a heritage asset of Regional importance (in line with Table 1). The Conservation Area includes Locally Listed Buildings, including nos. 26-40 (even) Lowlands Road, c. 25m to the north-east of the site and nos. 47 and 49b Roxborough Road, c. 35m to the south of the site. These buildings are heritage assets of Local Importance (in line with Table 1).
- 3.5.3 The immediate setting has changed with modern interventions such as Hale Lodge c. 20 m south of the application site and next door. Positioned at the northern edge of the Conservation Area, and screened by Hale Lodge, there is little intervisibility between the existing buildings on the site and the Conservation Area. The setting on the outside, but close to the Conservation Area, is considered to have a Low beneficial contribution toward the significance of the building.
- 3.5.4 51a Roxborough Park is considered to be of Negligible importance (in line with Table 1).



Photo 5. 51a Roxborough Park looking east from Roxborough Park road.

## 4. IMPACT ASSESSMENT & RECOMMENDATIONS

### 4.1 Predicted Impact of Proposed Development

- 4.1.1 The proposal is for a two-storey rear extension measuring 4m in depth with a pitched roof that maintains a similar roof slope to the existing roof. The development would have little appreciable effect on the significance of the resource.
- 4.1.2 The proposed development will maintain the mixed residential character of the area, including respecting the general heights and massing of the surrounding dwellings.
- 4.1.3 The position of the proposed development, at the rear of the existing building, will be mostly screened by the site boundaries and will not be visible from the street frontage. Furthermore, it is considered that the intervening presence of Hale Lodge effectively blocks intervisibility to the Conservation to the south.
- 4.1.4 The rear of the application site is screened from Locally Listed nos. 26-40 Lowlands Road, by mature trees and residential development.
- 4.1.5 The proposed development is considered, from a heritage perspective, and in line with Table 2, to have an overall Negligible magnitude of impact due to a 'barely distinguishable change from baseline conditions' and therefore, in line with Table 3, a Neutral Significance of Effect upon the Conservation Area.

### 4.2 Outline Recommendations

- 4.2.1 No further heritage works are recommended.
- 4.2.2 This will need to be approved by the Local Planning Authority.



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## 5. REFERENCES

### 5.1 Documentary & Cartographic Sources

- Historic England, 2015. Photographing Historic Buildings Notes 2015
- Map 1: [www.VisionofBritain.org.uk](http://www.VisionofBritain.org.uk), copyright of the Great Britain Historical GIS Project and the University of Portsmouth
- National Library of Scotland, 2017. Map references. <http://maps.nls.uk/view/101454859>

### 5.2 Online Sources

- Ancient Monuments and Archaeological Areas Act 1979  
<http://www.legislation.gov.uk/ukpga/1979/46/contents>
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk Based Assessment [http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA\\_2.pdf](http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf)
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<https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf>.
- National Planning Policy Framework  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)
- Planning (Listed Buildings and Conservation Areas) Act, 1990  
[http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga\\_19900009\\_en.pdf](http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf)

### 5.3 Correspondence

- David Buckley to Nabil Ayoubi. Letter dated 8<sup>th</sup> August 2016. '*Pre-Application Advice Report. Site: 51A Roxborough Park, Harrow, HA1 3BA. Proposal: Convert An Existing House Into 4 Self Contained 1 Bedroom Flats. Rear Extension*'. (P/0762/16/PREAPP)

## Appendices

## Appendix 1      Planning Policy

### Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

### Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

### National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

### **The London Plan 2011: Historic Environment and Landscapes, with March 2016 alterations**

#### Policy 7.8: Heritage Assets and Archaeology

This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site’s heritage assets, whether designated or non-designated.

Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.

Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.

### **Local Planning Policy: Harrow Local Plan**

#### **Core Strategy**

The Core Strategy, adopted on 12 February 2012, sets out Harrow’s strategic approach to managing growth and development to 2026.

#### Borough-Wide Objectives for Core Policy 1

##### Overarching Policy Objectives

*8. Protect the character of Harrow’s suburbs and town centres.*

18. *Conserve and enhance Harrow's heritage assets, such as its conservation areas.*

#### Overarching Policy

##### *Local Character*

*B. Proposals that would harm the character of suburban areas and garden development will be resisted. All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design; extensions should respect their host building.*

*C. Proposals that would harm identified views or impede access to public viewpoints will be resisted.*

*D. Proposals that would harm the significance of heritage assets including their setting will be resisted. The enhancement of heritage assets will be supported and encouraged.*

*E. All new development must create and maintain accessible, safe and secure neighbourhoods in accordance with best practice standards. Where appropriate, development should also seek to promote and enhance biodiversity in accordance with the aims of the Harrow Biodiversity Action Plan and best practice.*

#### **Development Management Policies DPD**

The Development Management Policies, adopted on the 4th July 2013, set out Harrow Council's approach to managing development in Harrow through specific standards and policy criteria.

#### Policy DM 6: Areas of Special Character

*A. Proposals affecting an area of special character will be considered having regard to:*

- a. the impact of the proposal upon the strategic value of the area of special character;*
- b. the desirability of preserving or enhancing the environmental, architectural, historic and landscape features that contribute to the area of special character;*
- c. the protected views to and from areas of special character.*

*B. Proposals that would realise sustainable opportunities for increased appreciation of, or public access to, areas of special character will be supported.*

*C. Proposals that would substantially harm an area of special character, or its setting, will be refused.*

#### Policy DM 7: Heritage Assets

##### *Managing Heritage Assets*

*A. When assessing proposals affecting heritage assets, including non designated heritage assets, priority over other policies in the DPD will be afforded to the conservation of the assets affected and their setting as appropriate to the significance of the assets. Proposals that secure the preservation, conservation or enhancement of a heritage asset and its setting, or which secure opportunities for sustainable enjoyment of the historic environment, will be approved.*

*B. The impact of proposals affecting heritage assets will be assessed having regard to:*

- a. emerging or adopted supplementary planning documents, including character appraisals and management plans or other relevant documents;*
- b. relevant issues of design, appearance and character including proportion, scale, height, massing, bulk, alignment, materials, historic fabric, use, features, location, relationship with adjacent assets, setting, layout, plan form and landscaping;*
- c. the preference to be afforded to proposals that both conserve and sustain heritage assets and their setting;*
- d. any sustainable economic benefits;*
- e. the need to mitigate climate change and to ensure that heritage assets are resilient to the effects of climate change; and*
- f. the desirability of increasing understanding and interpretation of heritage assets; and*
- g. the reversibility of any change.*

*C. The Council will use planning conditions and planning obligations where necessary to secure the exploitation of opportunities for sustainable public access to the historic environment.*

#### *Conservation Areas*

*D. In addition to (A) and (B) above, when considering proposals within conservation areas, the Council will: a. support the redevelopment of sites that detract from the character or appearance of the conservation area; and b. exploit opportunities to restore lost features or introduce new ones that would enhance the character and appearance of the conservation area.*

#### *Listed Buildings*

*E. In addition to (A) and (B) above, when considering proposals affecting listed buildings and their setting, the Council will:*

- a. pay special attention to the building's character and any features of special architectural or historic interest which it possesses, and the role of the building's setting in these regards; and*
- b. exploit all opportunities to secure the future of listed buildings particularly those on the 'heritage at risk' register.*

#### **Harrow and Wealdstone Area Action Plan**

The Harrow and Wealdstone Area Action Plan was adopted on 4th July 2013, and contains detailed standards and policy criteria that will be used to determine planning applications within the Harrow and Wealdstone Intensification Area.

The site is located within an area known as the 'Heart of Harrow' a term the Council has given to the area that encompasses the two town centres of Harrow and Wealdstone, immediately to the north of the Policy Sub-Area 'Harrow on the Hill and Sudbury Hill'.

#### Policy AAP8: Enhancing the Setting of Harrow Hill

*A. Development proposals within the Heart of Harrow should enhance the setting of the Harrow on the Hill Area of Special Character by:*

*a. Contributing to the formation of a coherent urban form that engages with and enhances Harrow Hill;*

*b. Contributing to the formation of an urban silhouette that adds interest to the skyline in long range views and to and from Harrow Hill;*

*c. Not adversely affecting views of or from Harrow Hill and St. Mary's Church; and*

*d. Where relevant, realising opportunities to open up new vistas of St. Mary's Church and Harrow Hill from within the Heart of Harrow.*

*B. Telecommunications equipment and other apparatus of a scale that would appear in the urban silhouette of the Heart of Harrow will not be permitted.*

*C. Proposals that are detrimental to the setting of Harrow on the Hill Area of Special Character will be refused.*



## Appendix 2 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the GLAAS HER, and other sources within the 500m study area.

### Abbreviations

NGR - National Grid Reference

CA – Conservation Area

LB (GV) – Listed Building (Grade)

HLC - Historic Landscape Character Area

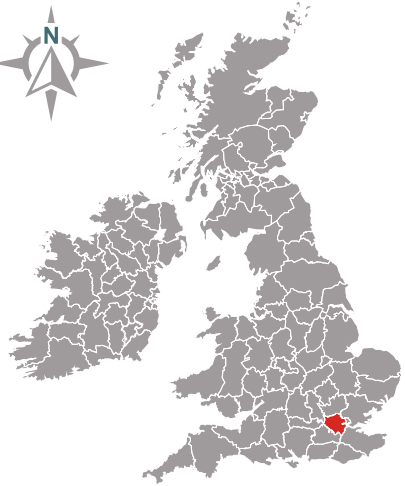
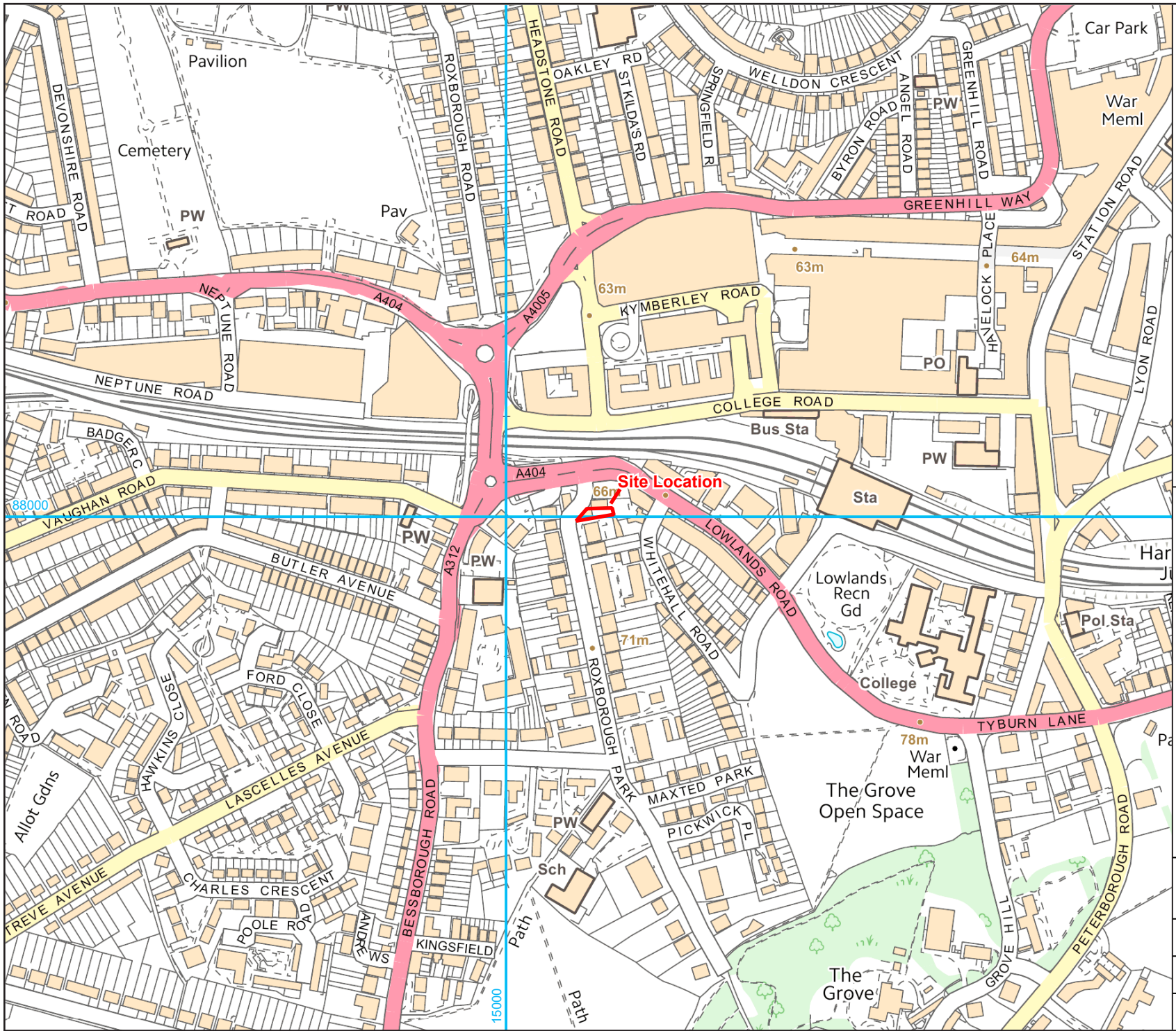
SM – Scheduled Monument

APA – Archaeological Priority Area

AB No.	Period	Monument Type	Description	Status	NGR	Reference No.
1			Harrow APA. Historic Harrow subdivision.	APA		
2			Roxborough Park and the Grove.	CA		
3	MEDIEVAL	EVENT	Excavation at 3 Yew Walk, 1990. Saxon sherd finds, Medieval pottery and 19 <sup>th</sup> Century well and drain.		TQ 1520 8755	ELO5173
4	MEDIEVAL	DITCH	Ditch at 3 Yew Walk containing very abraded Saxon sherds found in excavation. Event: ELO5173.		TQ 1520 8755	052245/00/00 – MLO798
5	MEDIEVAL	DITCH	Ditch and pit containing Medieval pottery and Post Medieval finds, found in excavation. Event: ELO5173.		TQ 1520 8755	052246/00/00 – MLO798
6	MEDIEVAL	EARTH-WORK	Church Fields. Double bank, possibly medieval cultivation strips.		TQ 1510 8760	052104/00/00 – MLO156
7	MEDIEVAL	EARTH-WORK	The Grove open space. Very slight earthworks, possibly extension of banks in Church field or carriageway to Rectory Manor.		TQ 1530 8780	052103/00/00 – MLO156
8	MEDIEVAL or POST-MED	FARM	Lascelles Avenue. Site of Honeybun's Farm. Either medieval or post-medieval. Now under housing estate.		TQ 1480 8780	052125/00/00 – MLO156

AB No.	Period	Monument Type	Description	Status	NGR	Reference No.
9	MEDIEVAL or POST-MED	FARM	Bessborough Road opposite Butler Avenue. Site of Roxborough Farm. Medieval or Post-medieval Farmhouse or Farmyard.		TQ 1500 8790	052102/00/00 – MLO156
10	MEDIEVAL or POST-MED	RECTORY MANOR	Lowlands Road. Site of a Rectory Manor.		TQ 1540 8780	052883/00/00 – MLO684
11	POST-MEDIEVAL	MOUND	Earthen mound, excavated 1977.		TQ 1530 8760	052109/00/00 – MLO234
12	POST-MEDIEVAL	CLAY DEPOSIT	Watching brief at Harrow School, 1992. Redeposited clay was dumped on the ground surface in the late 19 <sup>th</sup> or early 20 <sup>th</sup> century.		TQ 1500 8780	052475/00/00 – MLO630
13	POST-MEDIEVAL	PIT	Watching brief at Harrow School, 1992. Post-medieval timber-lined pit recorded.		TQ 1500 8780	052476/00/00 – MLO630
14	POST-MEDIEVAL	CELLAR	Watching brief at Harrow School, 1992. A brick cellar was recorded.		TQ 1500 8780	052477/00/00 – MLO630
15	MODERN	HOUSE	Lowlands Villa, Lowlands Road, Harrow. Built in 1817. Currently in use as College offices. Rectory Manor (MLO684) and Middlesex Girls Grammar built 1913 lie within the site. Designation: 202121.	LB – GV II	TQ 1541 8785	MLO84513
16	MODERN	CEMETERY	Harrow Cemetery, Pinner Road, Harrow. Cemetery, built 1887 with Chapel and Lodge. Lodge demolished 1985.		TQ 1465 8838	MLO69105
17	MODERN	CHURCH	Church of Our Lady and St Thomas of Canterbury. 1894, by Arthur Young. Designation: 202156.	LB – GV II	TQ 15090 87705	MLO84529
18	MODERN	HOUSE	The Presbytery, built 1894. Designation: 202157	LB – GV II	TQ 15081 87695	MLO84639
19	MODERN	HOUSE	The Haven. Detached red brick house built 1894. Designation: 437220	LB – GV II	TQ 15492 87741	MLO84651
20	MODERN	FORMER BANK	315 Station Road. Bank built in 1915, by Sir Banister Fletcher. Designation: 202177.	LB – GV II	TQ 15521 88238	MLO84752

AB No.	Period	Monument Type	Description	Status	NGR	Reference No.
21	MODERN	WW1 HOSPITAL	Holmleigh, 8 College Road, Harrow. Large house with extensive garden. Used for Belgian refugees then 20 and later 35-bed auxiliary hospital 1915-1918. Now demolished.		TQ 15478 88134	MLO107032
22	MODERN	WAR MEMORIAL	Harrow on the Hill War Memorial, 1921. Designation: 489730.	LB – GV II	TQ 15447 87768	MLO84767
23	MODERN	FLATS	Pinner Court, Pinner Road, Harrow. Two L-shaped blocks of 18 flats in mirrored pair. Designation: 437622	LB – GV II	TQ 14748 88261	MLO84665
24	MODERN	LAMP POST	The Lampstandards at Pinner Court. Pair, group value. Designation: 437626	LB – GV II	TQ 14748 88261	MLO84666



**KEY**

 Site Boundary

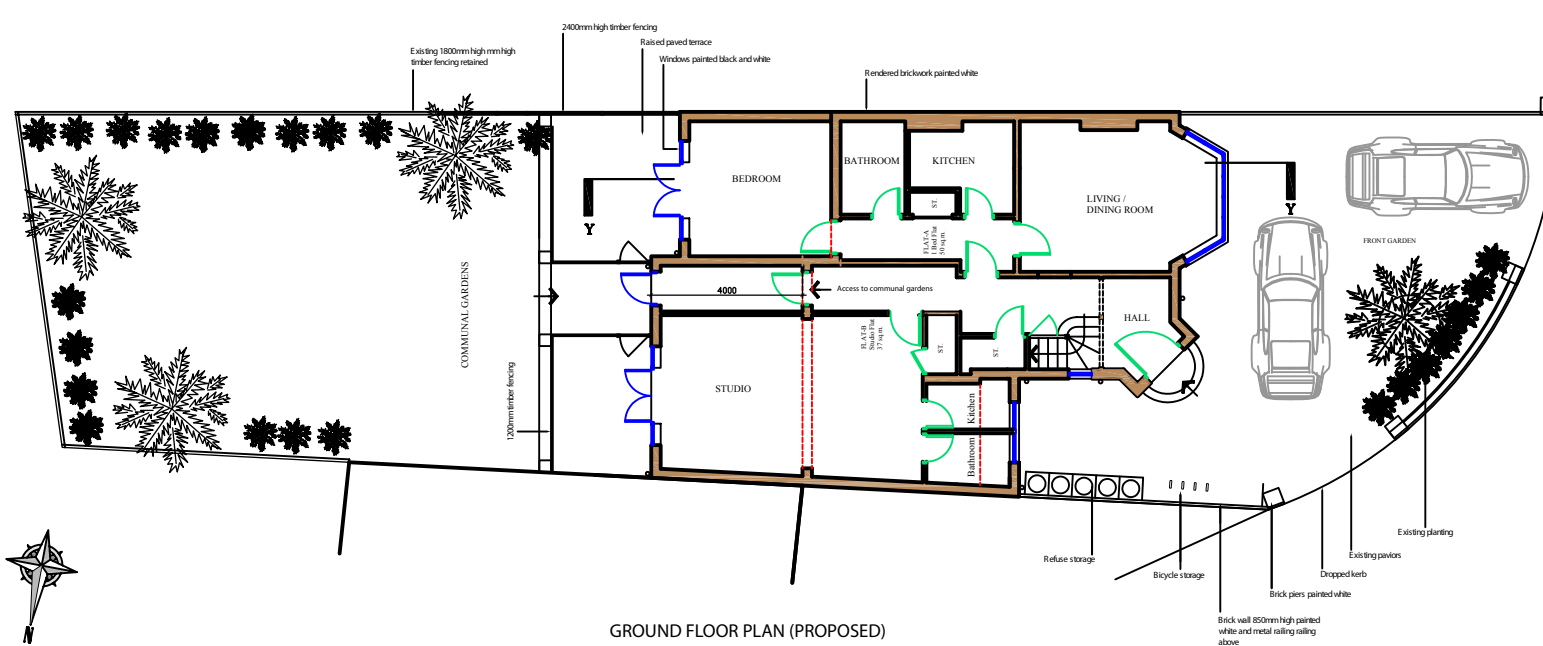
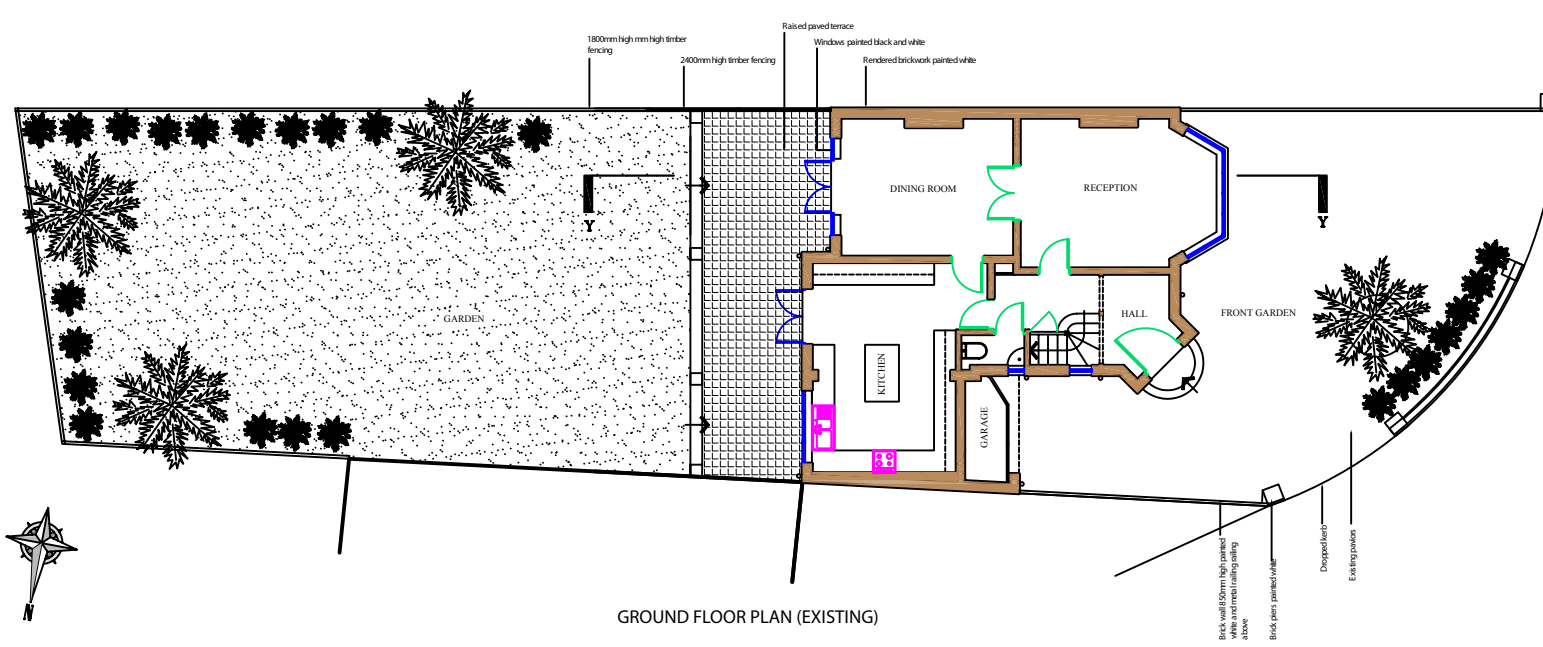


Figure 1: Site Location

Project: Roxburgh Park, Harrow

Date: 14/06/17      Job No: 60115

Drawn by: PL      Approved by: MH



**KEY**

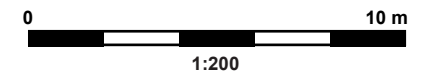
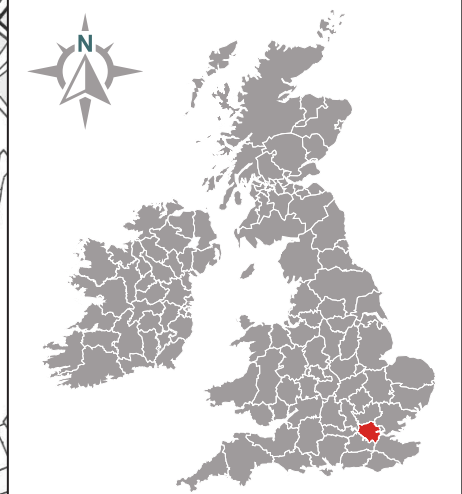
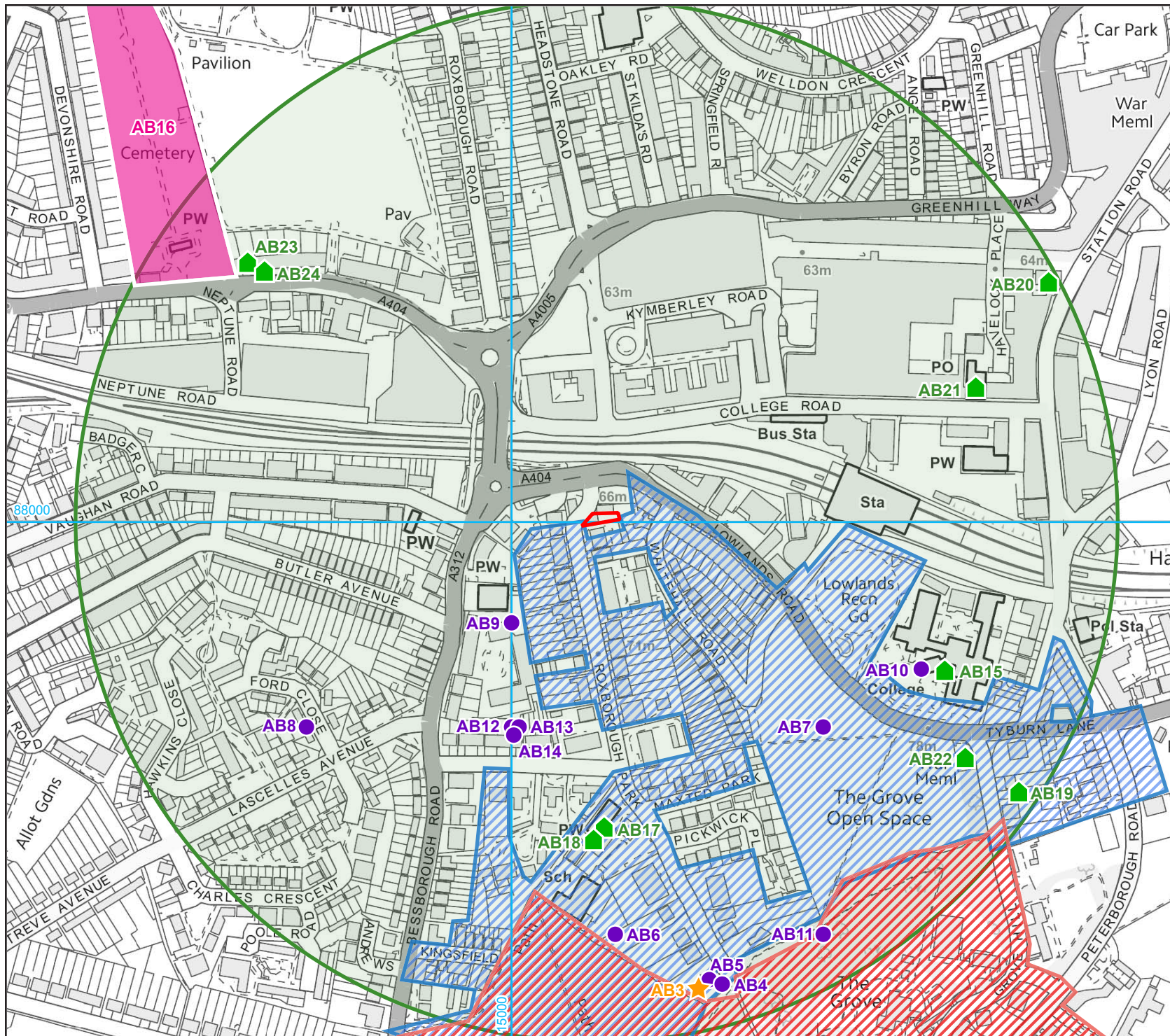


Figure 2: Existing and Proposed Ground Plans

Project: Roxburgh Park, Harrow

Date: 14/06/17 Job No: 60115

Drawn by: PL Approved by: MH



**KEY**

- Site Boundary
  - Search Area (500m)
  - Monument
  - ▲ Listed Building
  - ★ Archaeological Event
  - Cemetery
  - Harrow APA (AB1)
  - Roxburgh Park CA (AB2)
- 0  200m  
1:5000

Figure 3: Map of Cultural Heritage Features

Project: Roxburgh Park, Harrow	
Date: 14/06/17	Job No: 60115
Drawn by: PL	Approved by: MH



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