

# HERITAGE STATEMENT

SITE: JOHN LYON SCHOOL, HARROW

DATE: APRIL 2019

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Regulated by RICS

# SITE: JOHN LYON SCHOOL, HARROW

**Client:** John Lyon School, Harrow

**Our Ref:** JPG/JD/km/8871

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## SECTION 1:00: SUMMARY

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- 1.01 This is a Conservation Statement and Impact Assessment for the proposed scheme for the demolition of an existing building and construction of a new school building within the grounds of John Lyon School.
- 1.02 The site is not listed but it is within the setting of listed buildings.
- 1.03 The site is located within the Harrow on the Hill Conservation area and on the edge of Roxeth Hill Conservation Area. Copies of the comprehensive appraisal documents can be found:  
[http://www.harrow.gov.uk/info/200162/conservation\\_and\\_biodiversity/159/conservation\\_areas\\_overview](http://www.harrow.gov.uk/info/200162/conservation_and_biodiversity/159/conservation_areas_overview)
- 1.04 This Heritage Statement has been written with the proposed scheme, as per Curl la Tourelle Head Architectures scheme.

### **Aims and Results**

- 1.05 The aim of this statement is to recognise the significance and character of the conservation areas, the setting of the listed buildings and to assess whether the proposed works will affect the significance, character or appearance of the designated heritage assets.

## SECTION 2:00: PLANNING GUIDELINES

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2.01 To comply with National Policy Planning Framework (2018) section 16 this statement provides:

- An understanding/describe the significance of the heritage asset
- An understanding/contribution to the setting of heritage assets
- An assessment of the impact of the proposed works on the heritage asset
- An assessment of the impact of the proposed works on the setting of the heritage assets

2.02 This statement has been undertaken with the consideration of the level and extent of the proposed works and is not to be considered as a full historical report or conservation plan.

## SECTION 3:00: DESCRIPTION

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- 3.01 The site is currently part of John Lyon School, Harrow.
- 3.02 The John Lyon's foundation charter dates from 1572, with a school building (on the slope above Church Hill) being constructed in 1608-15. Harrow School and the associated building sit within their own setting on the top of Harrow-on-the-Hill, splitting the John Lyons School and the modern development of Harrow.
- 3.03 Harrow-on-the-Hill is a collection of C19 buildings that retain a picturesque quality, relatively unspoilt from modern interventions. The area around the town centre where the railway station sits is a mix of more modern 1980s buildings, interspersed with various other eras.
- 3.04 From Harrow-on-the-Hill, Crown Street turns into Middle Street where John Lyons School is situated. The school was established to suit the needs and requirements of the locals who's needs were no longer fulfilled by Harrow School.

### **Development of Site**

- 3.05 The earliest OS map (1868) shows the current site as open land surrounded with buildings. It would appear that the grounds were part of Oldfield House.
- 3.06 The school first appears on the 1896 OS map, together with the main pavilion, with further development on the 1935 OS map. The school was designed by H.M. Burton (1876), in a plain red brick and stone in a Tudor style.
- 3.07 The school expanded with the 'slightly neo-Georgian' inter-war building constructed in dark brick. This core building was expanded in 1973, 1981 and 1989 by Sheppard Robson & Partners.

### **Setting of Heritage Assets**

- 3.08 The main school building is located within the Roxeth Hill Conservation Area, whilst the site is located within Harrow on the Hill Conservation Area. The immediate setting of the site is considered to be within the character of the Roxeth Hill Conservation area due to the close setting of the buildings. It is the wider views and green spaces that provide part of the setting and character of Harrow on the Hill, including the views of the spire for St Mary's Church.

3.09 The Roxeth Hill Conservation Area appraisal provides a summary:

*“The conservation area forms one of the main approaches to the Hill from the south west. This 32 acre part of the western slope of Harrow on the Hill has an openly developed mainly residential, but also commercial and community character. The steeply sloping land throughout is the key defining feature. This provides good views of attractive buildings, particularly through staggered rooflines, and panoramic views out. The topography also affects density, with tight knit, small-scale terraces in small plots usually found along the lower slopes of the Hill, whilst larger villas and detached cottages and houses in larger plots are mainly found along the upper reaches.*

*...The area is dominated by the two principal roads of Roxeth Hill and Middle Road, which contain two of the most important conservation area sites, Harrow Hospital and John Lyon School respectively”.*

3.10 The Harrow on the Hill Conservation Area is described as a:

*“Unique townscape comprises a historical settlement of considerable antiquity and visual quality, set along an irregular network of ancient highways, and bounded by open spaces, which serve to accentuate its distinction from the surrounding London sprawl”.*

3.11 It goes on further to say:

*“This openness, especially that of wide-open spaces such as Church Fields, contrasts well with the sense of intimacy achieved from winding roads that run throughout the area's densely packed network of streets. Such narrow roads, undulating terrain and variety of building forms give way to interesting and attractive vistas. Similarly, Harrow School's playing fields towards the lower end of West Street also contribute to the area's important sense of place by helping to provide uninterrupted views up onto the Hill, and also by creating a distinctive and welcome entrance into the historic area. Open spaces like these are particularly valuable in helping to divorce the historic area from the surrounding suburban sprawl, helping to create a soft edge and excellent green backdrop to the conservation area”.*

3.12 The wider views to and from the site form part of the Harrow on the Hill Conservation Area, yet the immediate setting of the site will have a larger impact on the character of Roxeth Hill.

3.13 One of the key views that looks over the site is from the resident's car parking at the end of Victoria Terrace. This view is no longer accessible to the general public. However, these views are wider vistas of the landscape rather than narrower views.

3.14 The Conservation Area Appraisal (Harrow on the Hill) highlights the existing Oldfield House building as being neutral to the character of the conservation area which has a ‘wealth of architectural design of different styles, materials and detailing.’ It does highlight that the gate



piers are considered a negative feature, and it is presumed they are considered thus as they are in poorer condition than some of the surrounding walls.

- 3.15 The site appears to be within the former grounds of the original Oldfield House which is now owned by the school. The gate piers and boundary brick wall along Crown Street are assumed to be one of the former entrances to Oldfield House due to the style and quality of the piers. From Field House there is no visual connection to the site due to the pavilion and established trees. New boundaries separating these spaces have been established but the overall appearance is of the group setting
- 3.16 Red House on Middle Road overlooks the main school buildings. Red House is a large and impressive building of polite architecture which was extended to the rear in 1883-5 by E.S. Prior. Prior also constructed No's 60-66 (1887). These were speculative buildings forming a row of 'highly picturesque cottages with quirky porches and tile-hanging alternating with rough cast [render]'. These cottages reflect the earlier C19 vernacular cottages further down the road. There are several larger buildings (various villas and former Baptist Church) which sit behind the Red House up Byron Hill, which further enhances the Red House as a key building within the street scene. This combination of smaller terrace properties and the larger villas set within their own grounds makes an attractive combination.
- 3.17 The views from the conservation areas (Harrow on the Hill & Roxeth Hill) are a combination of close views due to the high boundary brick walls along Crown Street and long, wider views over the countryside from Middle Road and connecting streets. There are minimal middle-distance views as these are usually glanced between buildings.
- 3.18 Views across the cricket pitches include St Marys Church spire with the tree line and Oldfield House. The main school buildings can be glimpsed through the trees. However, the site is hidden from view due to the pavilion and established trees.

### **Significance**

- 3.19 Harrow-on-the-Hill and the surrounding area has changed little over the past 100 years. Small changes and the careful insertion of new buildings (both in a more traditional and contemporary design) have ensured that the picturesque, almost rural appearance of the area has been retained. The views up the hill towards John Lyons School and the heritage assets are significant.

- 3.20 The views out of the conservation area are long distance views across the built environment towards the open countryside. These views retain the more rural feel of the conservation areas.
- 3.21 Outside these confines, larger, modern buildings have been introduced. These include a new commercial building along Porlock Avenue which can be seen from the cricket pitches off Lower Road and new purpose-built flats on Lower Road.
- 3.22 The current Oldfield House building has no significance providing neutral impact on the character of the conservation areas and the setting of the listed buildings as it is screened from view either by the wall along Crown Street or the pavilion and established trees from Lower Road.

## SECTION 4:00: PROPOSED SCHEME

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### Requirements for Change

- 4.01 The objective in the proposed scheme is to allow the school to offer full teaching opportunities to students.

### Planning History

- 4.02 Refer to Planning Statement.

### Proposed Works

- 4.03 It is proposed to:
- Demolish the existing building
  - Construct a new building for teaching facilities
  - Associated landscape design Construct a new building for teaching facilities

### Design considerations

- 4.04 The current building is a simple building with design features that were contemporary at the time of construction and is considered to contribute little to the character of the conservation area.
- 4.05 Roxeth Hill has a more refined selection of architectural styles and this should form the basis of any proposed design ethos particularly as the main school buildings are an important feature within Roxeth Hill Conservation Area, with the appraisal providing the following:

*“...The pattern of institutional and community development also continued in order to serve the increasing residential population. This also followed the linear plan form begun by enclosure. The John Lyon School, built on the north side of Middle Road in 1876, is an important example. Local needs were no longer fulfilled by the older foundation of Harrow School. This later led to the Lower School of John Lyon (1876) and also the school taking up occupation of the earlier Red House (also known as Byron Hill House) opposite.*

*...The buildings are larger institutional/community buildings, or individual large houses such as Byron House, set within spacious plots. Commonly there is a vertical emphasis and they tend to be narrower in width than they are high”.*

- 4.06 The site is in a sensitive position on the edge of the conservation area (Roxeth Hill), within a conservation area (Harrow on the Hill) and within the setting of several listed buildings. The

height and mass of the proposed new building needs to ensure that the open views across the countryside or up the hill from the cricket pitches/ playing fields are maintained. These views are significant to the setting and character of the heritage assets.

- 4.07 The site is self-contained behind an established brick wall complete with decorative stone piers. The ridge of the existing building can be glimpsed from Crown Street. Any proposed building should respect the current ridge height. By using the topology of the site, it may be possible to move the building down the site/hill allowing for an additional storey without blocking these long views, yet still screened by the established trees and pavilion to protect the views from the cricket pitch.
- 4.08 The key and dominant buildings are the Red House, Oldfield House and the main school buildings. These should remain the key buildings, with the proposed replacement building nestling within the existing setting and allowing the visual separation of the conservation areas to be retained.
- 4.09 The design of the building should respect the surrounding properties but without compromising the function of the building. The building has a very specific use (educational facility) which needs to comply with current standards as well as allowing some flexibility for future changes in policy and/or need.
- 4.10 There are three possible options of design ethos. A contemporary building using contemporary materials (such as that used already on the site) could allow for the modern facilities required of the school. As the site is generally protected by significant views due to the topology and established trees, a simple contemporary design could work. However, the material selection could/should not be reflective (such as metal or large areas of glazing) as this would reflect the light and therefore become noticeable. The use of bright colours would penetrate through the tree canopies and again would make the building noticeable within its setting.
- 4.11 A design inspired by the more traditional buildings within the area, such as Field House or the existing school buildings. Care must be taken not to allow the design, mass or scale over power the listed buildings which are, and should be, the dominating buildings within the area.
- 4.12 A design inspired by outbuildings that could have been used for Field House or the Cricket grounds-keeper. However, these buildings often look 'twee' and rather than compliment the surrounding buildings they can provide a false impression. Any outbuildings would not have

sat on higher ground than the main house, and certainly not within view of one of the main entrances.

- 4.13 To work within the setting of the listed buildings and the conservation area, a design inspired by the buildings within the vicinity, using the same rhythms of window openings and wall would be the suggested option.
- 4.14 The Roxeth Hill Conservation Area Appraisal does recognise that there may be pressure on the schools to develop to provide better facilities. Teaching methodology and requirements, like many things, have changed and developed over time. The main school buildings have been more adaptable to suit the changing needs but the building on the site offers limited flexibility for change, and therefore a replacement building would be the preferred option by the school,

#### **Reason for Proposed Option**

- 4.15 The chosen option developed from various scheme ideas, using a variety of shapes and materials. A balance had to be found to protect the sensitive setting, the practical requirements of teaching and cost.
- 4.16 The proposed material choice of brick with copper details was considered to provide a suitable solution within its setting.
- 4.17 The Design & Access Statement and the previous pre-application discussions explain further the design and material choice.

#### **Materials to be used**

- 4.18 The building materials should contain a simple palette, with colours and textures inspired by the local buildings, including red/dark brick. Due to the nature of the use, the materials have also been chosen to be robust to ensure that day to day wear and impact is kept to a minimum.

## SECTION 5:00: IMPACT ASSESSMENT

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5.01 In 2008, the then English Heritage (now Historic England) published their “*Conservation Principles, Policies & Guidance*”, which provided a framework and guidance on which to assess proposed works to historic buildings and other heritage assets.

5.02 Within this document, they defined ‘conservation’ as:

*“The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generation”.*

5.03 It is this advice and ethos that the proposed impact of the works is assessed against the ‘special architectural and historic interest’ and significance of the building and its setting.

### **Impact on the setting of the Listed Buildings & Character of the Conservation Area**

5.04 The proposed design reflects the sensitive nature of the site, whilst presenting a modern design to reflect the progressive nature of the school.

5.05 The ridge height respects the neighbouring buildings and open spaces, which whilst it is higher than the existing the topology, retains the views and aspects when looking from Crown Street.

5.06 The simple material palette allows the building to work within the built environment. The brick choice compliments the adjoining school buildings providing a more unified school complex. The details within the building break up the mass, which is further enhanced by the creation of ‘two’ buildings which are slightly offset. The simple copper details compliment the building, complimenting the light play on the brick details.

5.07 The glazing provides good natural light without being a dominating factor, and more importantly within this sensitive setting, the fenestration is restrained to prevent large reflective surfaces which would be eye catching and therefore distracting within its setting. It is these details that create interest in the building and enhance the design quality.

5.08 The building uses the topology of the site to reduce the impact on the surrounding landscape and the more significant views from the hill across the wider landscape. The rhythm of the windows and the relationship of the brickwork respects Field House, with the established tree growth providing screening to ensure that the listed building remains the key focus from the cricket field.



*Figure 1 – Artist's impression of Southern View, by Forbes Massie Studio*



*Figure 2 - Artist's impression of Northern View from the field, by Forbes Massie Studio*



## Summary

- 5.09 The NPPF advises that decisions should be made on considering the potential impact (paragraphs 193-196) that 'great weight should be given to the assets conservation) and ensure that there is no harm to the significance to the asset or where there is some harm to the significance, this should be offset by public benefit.
- 5.10 The heritage assets that are considered to be within the setting of the site are the two conservation areas and the listed buildings, The Red House, boundary walls & railings, Suffolk House, 56 Crown Street, Bryon House (all Grade II) and the church, which whilst not directly within the setting, the spire forms part of the skyline when looking up the hill from the cricket field.
- 5.11 The proposed building uses the topology and the established trees to reduce the perceived impact of the proposed larger building. This is further enhanced by the design of splitting the building into 'two' and offsetting them. By creating small, simple details with the brickwork and the copper, adds shade and movement adding interest into the building when seen from afar.
- 5.12 It is considered that the proposed scheme does not have an impact on the character, appearance, significance to the surrounding heritage assets.

## Appendix 1 - Photographs



*Figure 3 - established brick boundary wall and decorative stone piers*



*Figure 4 - main school building*



*Figure 5 - the original school building sitting prominently on the road edge.  
Scale is large compared to the smaller terrace houses within its setting*



*Figure 6 - view of site from setting of listed building/ edge of conservation area*



*Figure 7 - view of current building offering a blank facade at entrance*



*Figure 8 - view from entrance of the school showing topology*



*Figure 9 - current building from cricket pavilion*



*Figure 10 - view of current building from cricket pitch*



*Figure 11 - looking across the cricket pitch towards the conservation area and listed building*



Figure 12 - view towards school, buildings are shielded by established trees



Figure 13 - modern gates piers to entrance of Field House and the rear of the former Police Station



Figure 14 - listed building (Field House) with pavilion in the rear



Figure 15 - view from Field House looking up towards site





*Figure 16 - setting of the conservation area - this section is dominated by high brick boundary walls and established trees creating narrow view points*



*Figure 17 - looking towards site, ridge and roof can be glimpsed*



*Figure 18 - brick boundary walls create a narrow road with established trees enclosing the views*



*Figure 19 - longer view towards site, with the polite architecture and modern building screened by established trees*



*Figure 20 - listed Red House, has a dominant position with long views to the surrounding countryside*



*Figure 21 - original school building with contemporary additions*



*Figure 22 - contemporary architecture with a simple palate that reflects the materials on site*

## Appendix 2 – Maps



Figure 4 - 1900 OS Map



Figure 5 - close-up 1900 OS map

## Appendix 3 – Listing Description

### THE RED HOUSE AND BOUNDARY WALL FRONTING ROAD

List entry Number: 1358656

Location

THE RED HOUSE AND BOUNDARY WALL FRONTING ROAD, MIDDLE ROAD

Grade: II

Date first listed: 25-May-1983

Date of most recent amendment: Not applicable to this List entry.

UID: 202124

List entry Description

MIDDLE ROAD 1. 5016 (south-east side) Harrow-on-the-Hill The Red House and boundary wall fronting road TQ 1487 SE 15/13

II

2. Late C18 or early C19. Three-bays. Two and a half-storeys. Brick, with dentil cornice and parapet wall. Additions to rear of 1883 by E S Prior. Red brick ground storey with imitation timber to first floor roughcast infill. Tile roof. High chimney. Boundary wall probably by Prior.

Listing NGR: TQ1491787054

Selected Sources

National Grid Reference: TQ 14917 87054

### SUFFOLK HOUSE

List entry Number: 1358614

Location

SUFFOLK HOUSE, 40, BYRON HILL ROAD

Grade: II

Date first listed: 05-Feb-1973

Date of most recent amendment: Not applicable to this List entry.

UID: 201989

List entry Description

BYRON HILL ROAD 1. 5016 Harrow-on-the-Hill No 40 (Suffolk House) TQ 1487 SE 15/14 5.2.73

II

2. Early C19. Yellow stock brick. Two-Storeys, 3 C19 sash windows. Later projecting porch in centre. Hipped slate roof. Georgian sashes retained on rear elevation. One-bay wing slightly set back on right.

Listing NGR: TQ1496387084

Selected Sources

National Grid Reference: TQ 14968 87075

### **56, CROWN STREET**

List entry Number: 1079713

Location

56, CROWN STREET

Grade: II

Date first listed: 25-May-1983

Date of most recent amendment: Not applicable to this List entry.

UID: 202032

List entry Description

CROWN STREET 1. 5016 Harrow-on-the-Hill No 56 TQ 1487 SE 15/7

II

2. Late C18 and earlier. Five bays. Two-storeys with basement and attic dormers in slate roof. Red brick with rubbed gauged arches. Recessed panels over first floor windows and pierced parapet wall. Stucco architraves on ground-storey. Simple Doric columned porch. Cog cornice. Internal features include C18 panelling in ground floor front rooms.

Listing NGR: TQ1498587142

National Grid Reference: TQ 14985 87134



## Appendix 4 – Historic Environment Records (HER)

Search: Harrow on the Hill      Accessed: 22/08/18

### Statutory Data

#### The National Heritage List for England

The National Heritage List for England is the official and up-to-date database for all nationally designated assets, including Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites.

No records matched the search criteria.

### National Designation Decisions

#### Designation Decision Records (De-listed entries)

Recommendations to remove listed buildings, scheduled monuments and protected wreck sites from the National Heritage List for England (NHLE) are made by Historic England. The Secretary of State for Culture, Media and Sport will then make a decision. Decisions to remove registered park, garden and battlefield List entries are made by Historic England. A list of decisions made to remove buildings, monuments, landscapes and wreck sites from the NHLE can be found in this section.

No records matched the search criteria.

#### Designation Decision Records (Non-designated entries)

Recommendations not to add a building, monument or wreck site to the National Heritage List for England (NHLE) are made by Historic England. The Secretary of State for Culture, Media and Sport will then make a decision. For parks, gardens and battlefields Historic England makes the decision on whether or not to add it to the NHLE. These decisions are detailed in this section.

No records matched the search criteria.

### Non-Statutory National Data

#### Historic Milestone Society Database



The Milestone society was established in May 2001, we aim to "identify, record, research, conserve and interpret for public benefit the milestones and other waymarkers of the British Isles". Our members' interests also include tollhouses, turnpike history and canal milestones. Please browse <http://www.milestonesociety.co.uk/> to learn more about the history of milestones and about restoration techniques, about our activities and our publications.

Historic Milestone Society Database returned 4 records matching your search.

Title	Location
<a href="#">Fingerpost at Corner Harrow Hill</a>	ESSEX, BRAINTREE, TOPPESFIELD
<a href="#">Milestone, North Hill, N of jct with Church Road/View Road, ...</a>	GREATER LONDON, BARNET, FINCHLEY
<a href="#">Fingerpost at TOPPESFIELD</a>	ESSEX, BRAINTREE, TOPPESFIELD
<a href="#">Rushmore Hill gate tollhouse</a>	GREATER LONDON, BROMLEY, ORPINGTON
<a href="#">View all Historic Milestone Society Database results...</a>	

### HE PastScape



The information within PastScape is taken directly from the National Record of the Historic Environment (NRHE). The NRHE contains over 410,000 records on the archaeology and buildings of England and its territorial waters.

An error has occurred searching the dataset

**National Trust HBSMR**

The National Trust is the largest private owner of archaeological sites in England, Wales and Northern Ireland. Our Historic Buildings, Sites & Monuments Record (NT HBSMR) is the key tool for managing, revealing and sharing the historic environment in our care.

No records matched search criteria.

**Parks and Gardens UK**

Parks and Gardens UK is a web resource dedicated to historic designed landscapes across England, Northern Ireland, Scotland and Wales.

Parks and Gardens UK returned 2 records matching your search.

Title	Location
<a href="#">Mamble Park</a>	Worcestershire, Malvern Hills, Mamble
<a href="#">St John the Baptist Churchyard, Pinner</a>	Greater London Authority, Harrow London Boro,
<a href="#">View all Parks and Gardens UK results...</a>	

**PMSA**  | PUBLIC MONUMENTS & SCULPTURE ASSOCIATION

The PMSA aims to heighten public appreciation of Britain's public sculpture, and to contribute to its preservation, protection and promotion. It seeks to achieve this through several projects that include: the National Recording Project, the Sculpture Journal, Save our Sculpture and the Marsh Award for Public Sculpture.

There was a problem communicating with PMSA.

**NMR Excavation Index**

The Excavation Index (EI) is a guide to the archaeological excavations and interventions carried out in England since the earliest days of scientific archaeology, and an index to the location of the excavation archives and finds. It is part of the National Monuments Record, England's heritage archive.

NMR Excavation Index returned 59 records matching your search, here are the first 5.

Title	Location
<a href="#">HARROW HILL</a>	WEST SUSSEX, ARUN, ANGMERING
<a href="#">HARROW HILL</a>	WEST SUSSEX, ARUN, ANGMERING
<a href="#">PINNER HILL FARM</a>	GREATER LONDON AUTHORITY, HARROW,
<a href="#">ORANGE HILL PLAYING FIELD, ELSTREE HILL SOUTH</a>	GREATER LONDON AUTHORITY, HARROW,
<a href="#">ST MARY'S CHURCH, HARROW-ON-THE-HILL</a>	GREATER LONDON AUTHORITY, HARROW
<a href="#">View all NMR Excavation Index results...</a>	

**Church Heritage Record**

The Church Heritage Record is a digital database of church buildings in England developed by ChurchCare, the Church of England's national resource.

Church Heritage Record returned 1 records matching your search.

Name	Location
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[St Mary Harrow-on-the-Hill](#)

Greater London Authority

[View all Church Heritage Record results...](#)**Local Records****Greater London HER**

The Greater London Historic Environment Record (GLHER) is a computerised record of information relating to historic buildings and archaeological sites in the Greater London area. The GLHER was started in 1984 by the Greater London Council, and is now funded and managed by Historic England. Greater London HER returned 156 records matching your search, here are the first 5.

Title	Location
<a href="#">New Change [St Matthew Friday Street Churchyard] City of Lo ...</a>	GREATER LONDON AUTHORITY, CITY OF LONDON
<a href="#">Bourne Road (No 3), Bexley {Probably 20th century shop}</a>	GREATER LONDON AUTHORITY, BEXLEY
<a href="#">62 CANNON STEC4</a>	GREATER LONDON AUTHORITY, CITY OF LONDON
<a href="#">GARDEN PAVILION IN GROUNDS OF 'AD ASTRA'</a>	GREATER LONDON AUTHORITY, HARROW
<a href="#">ENTRANCE BLOCK OF HATCH END RAILWAY STATION</a>	GREATER LONDON AUTHORITY, HARROW

[View all Greater London HER results...](#)**British History Online**

Harrow, including Pinner: Introduction

Pages 169-172

A History of the County of Middlesex: Volume 4, Harmondsworth, Hayes, Norwood With Southall, Hillingdon With Uxbridge, Ickenham, Northolt, Perivale, Ruislip, Edgware, Harrow With Pinner. Originally published by Victoria County History, London, 1971.

Diane K Bolton, H P F King, Gillian Wyld and D C Yaxley, 'Harrow, including Pinner : Introduction', in A History of the County of Middlesex: Volume 4, Harmondsworth, Hayes, Norwood With Southall, Hillingdon With Uxbridge, Ickenham, Northolt, Perivale, Ruislip, Edgware, Harrow With Pinner, ed. T F T Baker, J S Cockburn and R B Pugh (London, 1971), pp. 169-172. British History Online <http://www.british-history.ac.uk/vch/middx/vol4/pp169-172> [accessed 21 August 2018].

The archiepiscopal manor and ancient parish of Harrow, of which parish until 1766 Pinner was a chapelry, covered an area 6½ miles long and 4½ miles wide in the eastern half of Gore hundred. The parish, called Harrow in the account that follows to distinguish it from the hamlet of Harrow-on-the-Hill or Harrow Town, stretched south from the Hertfordshire border to the River Brent. It was bounded by Elthorne hundred on the west and by Great Stanmore and Kingsbury parishes on the east. Parts of the parish, notably Pinner and Harrow-on-the-Hill, attracted wealthy residents as early as the 17th century. Harrow School, founded in 1572, contributed to the growth of Harrow-on-the-Hill from the end of the 18th century. Railways were followed in the late 19th century by housing estates and factories. After the British Empire Exhibition of 1924-5, for which Wembley Stadium was built, the site was developed and building spread over the south-east of the parish.

In the 19th century the total area was 13,809 a., divided between Harrow (10,027 a.) and Pinner (3,782 a.). In 1931, when part of Northolt parish was added, the whole area, then administered by four district councils, consisted of 13,909 a. In 1961 this area, divided into wards totalling 13,983 a., formed part of the municipal boroughs of Harrow (12,555 a.) and Wembley (6,294 a.). (fn. 1) In 1965 Harrow became the London Borough of Harrow, and Wembley became part of the London Borough of Brent. (fn. 2) The account below relates to the area comprised in the parishes of Harrow and Pinner before the boundary changes of the 20th century.

Harrow forms part of the London Clay plain, overlain in patches by Claygate and Reading Beds and Bagshot Sands. Terrace gravels and alluvium are found along the water-courses. The London Clay produces gently undulating country with sluggish streams and bad drainage. The heavy soils once supported dense forest, and, when cleared, were especially suitable for grass. Hills, like Harrow Hill, Barn Hill, the Weald, and Pinner, rise where gravels and sands overlie the clay. Drainage is better in these areas, which were originally covered with light woodland and heath. The north, where there are hills of over 500 ft., contrasts with the clay plains of the south, less than 100 ft. above sea level. The main system of drainage is that of the tributaries of the Brent, which flow south-eastward from the Weald and Harrow Hill. A second system, that of the River Pinn, flows south-westward from the hills of Pinner and the Weald. (fn. 3)

Settlement probably began on the higher ground and later grew from homesteads in clearings by the streams. There was a Celtic earthwork on Barn Hill (fn. 4) and possibly another at Pinner. Roman coins, pottery, and brick- and stonework have been found at Waxwell, Bury Pond (Barrow Point) Hill, and Pinner Road in Pinner, in the grounds of Bentley Priory in Harrow Weald, and in the church of Harrow-on-the-Hill. Honeypot Lane on the eastern border of Kenton was probably an ancient trackway. There are sarsen stones in Harrow, of which the most famous, Sudbury stone and Weald stone, served as mile and boundary stones, although there is no evidence that they were so used in the Celtic or Roman periods. (fn. 5) The most puzzling of the early remains is Grim's Dyke or Ditch, a ditch and bank visible in north Pinner and Harrow Weald. Partly because of its name, an epithet for Woden, the earthwork has usually been dated to the 5th or 6th century and variously described as a defensive barrier or a political or hunting boundary. (fn. 6) Excavations in 1957, however, uncovered a large amount of Belgic pottery, dating Grim's Dyke to a much earlier period. (fn. 7)

The Domesday survey mentions 113 people at Harrow; (fn. 8) 223 people were listed for the 1522-3 subsidy, (fn. 9) and there were 1,545 communicants in the parish in 1547. (fn. 10) The earliest rental, dated 1553, (fn. 11) lists 122 free and customary head tenants; 623 adult male parishioners took the protestation oath in 1642. (fn. 12) There were 484 occupied houses in 1664 (fn. 13) and allegedly 'about 400', of which one-third were in Pinner, in 1795. (fn. 14) The estimate was almost certainly too low, for there were 504 inhabited houses in 1801, and in 1805 478 houses were listed in claims under the Inclosure Act. (fn. 15) By 1821 there were 777 houses, by 1851 1,103, and by 1891 2,993. The population rose from 3,246 in 1801 to 4,093 in 1821, to 6,261 in 1851, and to 15,715 in 1891. From 25,321 in 1901, it rose still more sharply to 59,006 in 1921, to 135,970 in 1931, and to 277,615, its peak, in 1951. Thereafter it declined to 264,317 in 1961. (fn. 16)

In the Middle Ages there were 12 centres of settlement, excluding the lost hamlet of Norbury. Around Harrow-on-the-Hill were Pinner, in the north-west of the parish, Harrow Weald, in the north, Kenton, Preston, Uxendon, and Wembley, in the east, and Tokyngton and Alperton in the south-east; closer to the centre were Sudbury and Roxeth, respectively south-east and south-west of Harrow-on-the-Hill, and Greenhill, to the north. (fn. 17)

The hamlets of Harrow parish were linked together by rough tracks whose upkeep became a heavy burden upon the tithings and later upon the vestry. Bequests were made by Robert Hatch, by will proved in 1490, (fn. 18) for the road from Weald hamlet to Harrow church, Richard Parson, by will proved in 1539, (fn. 19) for Gore Lane in Preston, and John Lyon (d. 1592) (fn. 20) for the highway in Preston between Goreland Gate and Hyde House. Bequests were also made by Richard Page, by will proved in 1551, (fn. 21) for East Lane in Sudbury, and Sir John Lyon, by will proved in 1564, (fn. 22) and John Lyon of Preston (d. 1592) for Deadman's Hill and its extension northward. (fn. 23) Some of

the road-names are descriptive: Rough Street in Weald, (fn. 24) Watery Lane in Alperton, Dirty Lane in Greenhill, (fn. 25) and Mud Lane (fn. 26) in Pinner. The 'badness' of the route from Harrow-on-the-Hill to Pinner, Roxborough Lane, which had to cross a branch of the Yeading Brook at Hooking Green, was mentioned in 1650, (fn. 27) and in 1734 labourers were sent to mend it and dig ditches. In 1768 the inhabitants of Harrow parish were fined £500 for failing to repair Northolt Road but two years later both this and Uxbridge Road were in very bad repair. (fn. 28) Anthony Trollope remembered the 'miserably dirty lanes' of his boyhood in the Weald, (fn. 29) and in 1841 the road from Harrow Town to the Weald was especially poor. Part of the Preston-Kingsbury lane was flooded and impassable in winter in 1854. (fn. 30) Harrow-on-the-Hill was itself badly drained: Hog Lane, whose state had contributed to the cholera epidemic of 1848, was impassable for school-children in 1867 and Waldron Road, which joined it, was 'a ploughed field'. As late as 1898 Pinner could be described as a typical Middlesex village where 'roads are impassable for mud for 5 months out of 12'. (fn. 31) Among other hazards a well in the highway of Harrow-on-the-Hill was unfenced in 1724 and dangerous to travellers. (fn. 32)

The local roads were constantly shifting course. Inclosure, especially in the 16th and 17th centuries in the south-east, resulted in many changes, as in 1655 when Richard Page obstructed the old road and altered the route through Preston East Field. (fn. 33) The creation of Wembley Park in 1810 also changed the road pattern, and obstruction in Pinner Marsh and new paths in Pinner Park and Woodhall was frequent in the first decade of the 19th century. (fn. 34) In 1759 Oxhey Lane was a continuation northward of the road (later Headstone Lane) at Hatch End. (fn. 35) In 1767 because of the very bad condition of part of Weald Common, (fn. 36) the lower part of the lane was altered by two landowners to run eastward, along the higher ground. (fn. 37) Maps of 1759 and 1817 suggest that similar changes took place elsewhere, for example in Rayners Lane, Sheepcote Lane, and the entrance to Weald Copse Farm. Probably the most striking change was in the Harrow road, the main link with London. Sixteenth century bequests clearly distinguish the 'London or Harrow way' from 'the highway in Hanger Wood', and Ogilby's map of 1675 shows two routes. The first ran from Harrow-on-the-Hill, across Sudbury Common, along the Harrow-Greenford boundary to Vicar's Bridge and thence to Harlesden, Paddington, and London. (fn. 38) A branch from Wembley Hill through Hangers Wood to Harlesden was presumably Deadman's Hill, which crossed the river at Stonebridge, originally by a ford or wooden bridge. The stone bridge was built between 1660 and 1700 (fn. 39) and it seems to have diverted the main London road from the Vicar's Bridge route to Deadman's Hill, which took the name Harrow Road. By 1801 the route ran from Stonebridge, along the bottom of Wembley Green, and across Sudbury Common to Harrow Town.

#### HARROW AND PINNER PARISHES In the late 18th century

The London or Harrow road attracted bequests from John Marshall, by will proved in 1507, (fn. 40) Thomas Page, by will proved in 1512, (fn. 41) Hugh Enystoo, by will proved in 1548, (fn. 42) and Henry Page, by will proved in 1558. (fn. 43) John Lyon (d. 1592) left 38 a. in Marylebone to Harrow School in trust for the repair of the road. (fn. 44) In 1754 it was said to be so bad that Harrow residents went to London via Acton (fn. 45) and in 1801, when it was 'narrow and incommodious', an Act was passed to set up a turnpike trust. (fn. 46) The trustees, whose survey stressed the inadequate drainage of the road in the south and its narrowness on Harrow Hill, erected a toll-gate and house near Harrow pound in 1801, and later erected turnpike gates at Roxborough and the northern entry to Sheepcote Lane. (fn. 47) After the misuse of funds by the highway surveyor in 1823, (fn. 48) the Harrow Road Trust was indicted by Quarter Sessions for the very bad state of the road from Harlesden to Harrow-on-the-Hill. James Macadam, son of the engineer, was elected surveyor and another survey described the road as 'circulous, dangerously narrow, confined by high banks with plantations and houses and with turnings almost at right angles', and as often impassable at the Brent crossing. (fn. 49) An Act was passed in 1826 (fn. 50) to make a more direct road from the 'Swan' at the edge of Sudbury Common to the crossing at Stonebridge, (fn. 51) but in the same year the trust was absorbed into the Metropolitan Roads Commission. (fn. 52) The river was diverted, the road was

resurfaced with stone and the gradient of Harrow Hill was reduced. In 1830 the road to Harrow led to nowhere else 'of note' and therefore was not much used and in good repair. Harrow turnpike house and gate were abolished in 1847, but the commission administered Harrow Road until 1872. (fn. 53)

There was a slight rise in traffic before the railways killed the coach trade. In 1681 a coach left Harrow-on-the-Hill daily for Holborn and in 1690 'Mr. Page's waggon' left every other day. It still took a whole day for a waggoner to drive a team to London from Harrow c. 1800. (fn. 54) By 1826 there were two daily coaches from Harrow-on-the-Hill, from the 'Crown and Anchor' and the 'King's Head' to and from London. (fn. 55) The 'Crown and Anchor' coach continued to the 'Queen's Head' at Pinner. By then Pinner Road (formerly Roxborough Lane) had been much improved, mainly because of its link with Rickmansworth. In 1809 an Act (fn. 56) was passed to widen and improve the turnpike road from Rickmansworth through Pinner to the Harrow road at Roxborough and a toll-bar was erected at Pinner Green.

Continuous settlement in the parish probably dates from the Saxon period. There were three phases: firstly, settlement in farms and hamlets around village greens and their gradual growth by encroachment on the waste; secondly, after Parliamentary inclosure in 1817, building on former waste and common, especially alongside roads, but still within the original hamlets; thirdly, the development of farm-land as housing estates and new districts. The first two phases are dealt with under individual hamlets; the last phase, which was closely connected with the railways, is treated in a further section.

## **Harrow on the Hill**

Pages 559-588

The Environs of London: Volume 2, County of Middlesex. Originally published by T Cadell and W Davies, London, 1795.

Daniel Lysons, 'Harrow on the Hill', in The Environs of London: Volume 2, County of Middlesex (London, 1795), pp. 559-588. British History Online <http://www.british-history.ac.uk/london-environs/vol2/pp559-588> [accessed 21 August 2018].

### **Etymology.**

In the most ancient records (fn. 1) which I have seen relating to this place, it is called Herges, a name derived, it is probable, from the Saxon word Hearge, Hergb, or Herige, which is sometimes translated a troop of soldiers, and sometimes a church. I am inclined to adopt the latter derivation, and to suppose that the church upon the hill (fn. 2) might have been before the Norman Conquest a prominent feature of this part of the county.

### **Harrow-hill.**

Harrow-hill, standing as it were insulated and rising out of a rich vale to a very considerable eminence, affords a variety of beautiful prospects. The view towards the East is terminated by the metropolis; to the South by the Surrey hills; towards the North it is the least extensive, being intercepted by the high ground about Stanmore and Harrow-weald; on this side, the village of Stanmore and the Marquis of Abercorn's seat are the most conspicuous objects. The view towards the West and South-west, which is very extensive and beautiful, may be seen to the greatest advantage from the church-yard, whence the ground declines precipitately to Roxeth-common, where the scenery is very pleasing; the distant prospect takes in Windsor-castle, and a considerable part of the counties of Berks and Buckingham. On the brow of the hill, as you descend to Sudbury-common, is a small villa belonging to Thomas Orde, Esq. with a beautiful garden and shrubbery, which commands nearly the same prospect.

Harrow-school.

Statutes.

The free-school at Harrow, which now ranks among the first public seminaries in the kingdom, and gives this place its principal celebrity, was founded in the reign of Queen Elizabeth, by **John Lyon**, a wealthy yeoman of Preston, who had previously, for many years, appropriated 20 marks per ann. to teaching poor children. In the year 1590, two years before his death, he drew up a set of statutes for the school, with full instructions for the disposal of the estates which he intended to appropriate to various charitable uses. In these papers he mentions his intention of building a schoolhouse, with habitations for the master and usher, and directs the sum of 300l. to be expended for that purpose within three years after his decease, provided he should die without having completed this intention. The statutes for the school are drawn up with much attention and precision, the number of forms are specified; the books and exercises for each form are chalked out; the mode of correction settled, the hours of attending school; the vacations and play-days, and the nature of the scholars amusements, which are confined to "driving a top, tossing a hand-ball, running, and "shooting." The last-mentioned diversion was in a manner insisted upon by the founder, who requires all parents to furnish their children with "bowstrings, shafts and bresters, to exercise shooting." It was customary, till within the last thirty years, for the scholars of Harrow to have a public exhibition of archery annually on the fourth of August, when they shot for a silver arrow. Since this custom has been laid aside, public speeches have been substituted in its room. The founder directs that a competent number of poor scholars shall be educated freely, but allows the Master to take other children for his profit, without any other limitation than the discretion of the governors; he adds a singular clause, that the master shall not receive any girls into the school. The sum of 20l. was allotted for the support of four exhibitioners, two in Gonville and Caius College at Cambridge, the others in any college at Oxford. In choosing the exhibitioners, the preference is to be given to his own kin, to natives of Harrow, and such as are "most mete for towardnesse, poverty, or painfulness." These exhibitions, which are held for eight years, have been raised in consequence of the improved value of the estates to 20l. per ann. each. The Governors were to be six in number, to have a common seal, to superintend the management of the founder's estates, to elect the schoolmaster and usher, the surveyors, &c.; and, jointly with the master, to make any discretionary alterations for the advantage of the school. The schoolmaster's salary was fixed at 20l. per ann. the usher's at 10l. The present Governors are, the Earl of Clarendon, Lord Grimston, Sir John Rushout, Bart. John Asgill Bucknall, Esq. Richard Page, Esq. and the Rev. Walter Williams, M. A. The present master is Joseph Drury, D. D. The second master, or usher, the Rev. Mark Drury, M. A. The reputation of Harrow-school was raised to a great height by Dr. Thackeray and Dr. Sumner, particularly the latter, who was an excellent classical scholar, and celebrated for the elegance of his Latin compositions; under him many of the present nobility, and some of the most distinguished characters of the age for genius and learning (fn. 88), received their education. The school still keeps its reputation and its numbers, which are usually upon an average about 150.

Lyon's charities.

Mr. Lyon directed the sum of 10l. per ann. to be paid out of his estates, for 30 good learned sermons preached in the church of Harrow; the schoolmaster or Vicar, if thought a mete man by the governors, to have the preference. The sum of 20l. per ann. was directed to be distributed among poor householders of this parish on Good-Friday, in portions of 6s. 8d. each. Pinner was originally excluded from the benefit of this charity, but its inhabitants might be admitted to partake of it at the discretion of the governors. The rents and profits of certain lands were directed to be expended in repairing the roads from Edgeware and Harrow to London; from Goare-lane to Hyde-house, and between Preston and Deadman's-Hill.

Rent of Lyon's estates.

The present rent of Lyon's estates amounts to 669l. which is expended by the governors in paying the masters' salaries and the exhibitions, educating poor children, relieving decayed housekeepers, repairing roads, &c. &c.



## Appendix 5 - Assessment of Significance Summary

### Table Showing Assessment of Significance:

Rating:

Exceptional - International Significance

Considerable - National Significance

Some - Local Significance

None

Not known - May have some Significance, but further research is required.

	<b>Significance</b>		<b>Value</b>
<b>Social/ Historical</b>	The school has been established since 1896	The site was open ground and appears to part of Oldfield House	Considerable – Conservation Area
<b>Archaeological</b>	Modern existing building	Built on former grounds/ gardens	Some
<b>Architectural</b>	Current building is of modern design	Limited architectural merit	None
<b>Artistic</b>	Attractive setting with a key views, open grounds and some listed buildings	Setting of building is within a conservation area and abuts another conservation area	Considerable – Conservation Area
<b>Communal</b>	School		Some

Heritage Statement  
Check list

Project	John Lynn School. (8871)	
Address	Middle Road Harrow-on-the Hill. HA2 0HN.	
Local Authority	Harrow Council.	
HE Listing	Site - no. (School - yes).	
Setting – Listed Buildings	The Red House, Boundary Wall & Rowlings (C17) Suttons House (C17). * Church. 56 Crown Street. (C17) // Bryan House. (C17).	
Conservation Area	Harrow on the Hill (adjoins Roxseth). * Area of special character.	
Heritage Gateway	Name	Harrow on the Hill.
	Accessed	22/8/18.
HE Red Box	No	
Old Maps  1:2500	1868	(1:10,560) - open ground (development around)
	1882.	<u>Orchard House</u> . open ground to school site.
	1896	First school Building. & pavilion.
	1914	— " —
	1935	School developing.
	1960	— " —
	1961	no change.
Victorian County History	Yes	
Additional Notes	Orchard House - large house in grounds of proposed. Site ⇒ gate piers & brick wall of age.	

Janice Gooch Heritage Consultancy