

# CONSERVATION PLANNING



## **John Lyon School Redevelopment of Oldfield House Heritage Report**

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## Oldfield House John Lyon School

### 1.0 Introduction

- 1.1 John Lyon School is an independent boys' school occupying a number of buildings within the historic village of Harrow on the Hill. One of its buildings is Oldfield House, constructed in the early 1980s and of no special architectural interest. The School wishes to replace Oldfield House with a new building to house its Science, Technology, Engineering, Arts and Mathematics Departments. However, on 24<sup>th</sup> November 2020, the London Borough of Harrow refused planning permission for the new building on the grounds that *The proposal, by reason of excessive scale and inappropriate siting, would do harm to the local character of the area and would not preserve or enhance the character or appearance of the Conservation Area.* The School then resolved to appeal against the Council's decision.
- 1.2 Conservation Planning has been instructed by John Lyon School to provide independent advice on the likely impacts of the proposed development upon the historic environment surrounding Oldfield House. This report was prepared by Paddy Pugh, Director of Conservation Planning, whose CV is attached at Appendix 3. In summary, Paddy Pugh has over 40 years' experience of managing change and development within the historic environment, including working with English Heritage, (now Historic England), for 27 years, the last 7 as its Director of Planning and Conservation for London.

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### 2.0 Application for Planning Permission

- 2.1 The School wishes to replace Oldfield House with a new building to house its Science, Technology, Engineering, Arts and Mathematics Departments, (STEAM subjects). The existing building does not provide suitable teaching space for those subjects and is in poor condition. Temporary measures have been put in place to teach STEAM subjects in an adjacent part of the main School buildings but these can only accommodate limited numbers of pupils rather than all year groups.
- 2.2 In April 2019 the School applied for planning permission for *Re-development to provide a four storey teaching block with basement; hard and soft landscaping; parking (demolition of existing building)*. The application was considered by the Council's Planning Committee, together with an officer recommendation to approve, on 22<sup>nd</sup> January 2020 but deferred *in order to allow further consideration of alternative sites for the proposed building*. The application was considered again, together with the applicant's Alternative Sites Study and an officer recommendation to approve, on 18<sup>th</sup> November 2020 when planning permission was refused.
- 2.3 The Council's single reason for refusing planning permission, dated 24<sup>th</sup> November 2020, was that *The proposal, by reason of excessive scale and appropriate siting, would do harm to the local character and appearance of the Conservation Area, contrary to policies DMI, DM6, DM7 and DM46 of the local plan, CS18, CS10 and CS3A of the Core Strategy and 7.4, 7.6 and 7.8 of the London Plan and D1, D2 and HC1 of the Draft London Plan (2019)*.
- 2.4 The Council's refusal to grant planning permission is now the subject of an Appeal to the Secretary of State. This report considers the likely impacts upon the surrounding historic environment, particularly the Harrow Village Conservation Area, which would be caused by the granting of planning permission for construction of the new Oldfield House and associated landscaping.



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### 3.0 The Origins of Harrow Village and John Lyon School

- 3.1 The old hilltop settlement of Harrow dates back to the Saxon period and sits on a distinct natural landmark rising 200 feet above the surrounding plains of suburbia. The village grew around the summit church of St Mary, a peculiar of the Archbishops of Canterbury, and today the narrow streets, small shops and absence of large-scale 20<sup>th</sup> Century development continue to provide a strong sense of place and character.
- 3.2 John Lyon was a wealthy landowner who lived in Preston Hall, within the village of Harrow. In 1572 he set up a Foundation Charter for the education of local boys and the first of Harrow School's buildings opened in 1615, (today known as Old Schools). From its earliest days, the School took in boys from a wider area who needed boarding and over time, the proportion of boys from outside the local area increased. In 1876, in order to address the perception that Harrow School was departing from the intentions of its Foundation Charter, the Governors established the John Lyon Day School specifically for local boys.
- 3.3 From its initial intake of just 30 boys, the success of the John Lyon School has meant that it now has an enrolment of 600. From September 2021, as the School celebrates its 145<sup>th</sup> anniversary, it will welcome girls and become a co-educational institution



Original John Lyon School Building of 1876, on Middle Road. On the Local List and within the Roxeth Hill Conservation Area

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### 4.0 **Oldfield House: Architectural Interest**

- 4.1 Oldfield House is a freestanding building occupying a generous, steeply sloping site at the southern end of Crown Street, close to the junction with Middle Road and Byron Hill Road. It stands immediately to the east of the main John Lyon School buildings with access to the building and its site from the junction of Middle Road and Piggy Lane.
- 4.2 From Crown Street, the building presents as ground plus one upper storey faced in brown brickwork below a long, deep, shallow pitched roof covered in cement based artificial slate tiles. Viewed from Crown Street, the elevation is largely hidden by a tall brick boundary wall and the steep slope of the site with only the roof visible above the wall.
- 4.3 The front elevation looks over the open space and Cricket Ground towards Lower Road and presents as ground plus two upper floors, the second of which is contained within the roof space. The elevation is faced in brown brickwork but with extensive glazing to all three floors.
- 4.4 Both end elevations are formed in plain brown brickwork and present as ground plus one upper storey below a gable end to the roof. The south-west elevation faces over vehicle hard standing and is punctuated by two goods service openings.
- 4.5 The building was constructed in the early 1980s as purpose designed teaching accommodation but was not innovative for its time in plan form or use of materials. Neither is it an important work by a distinguished architect.
- 4.6 Whilst extensive glazing on the front elevation provides attractive views over the Cricket Ground and Metropolitan Open Land, (MOL), the building's relationship to Crown Street is less satisfactory. Although largely hidden, the view is of a utilitarian building of commercial or industrial design in contrast to the residential or educational buildings in the vicinity. Fortunately, the brick wall and its pair of rather dilapidated stone entrance gateways, (presumably to the original Oldfield House) are attractive features which help to lessen the building's negative impacts upon the street scene and this part of the Harrow on the Hill Village Conservation Area.



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© AVR LONDON

1.6 m above ground

12:18 17 March 2021

**Oldfield House, Front Elevation facing over the Cricket Ground and MOL**



**Oldfield House, Rear Elevation viewed from Crown Street**



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Oldfield House, South-West Elevation, viewed from the Middle Road

- 4.7 The Council has assessed the building as making a neutral contribution to the character and appearance of the Harrow on the Hill Village Conservation Area. However, when viewed from Crown Street, Byron Hill Road and Middle Road, (on the boundary with the Roxeth Hill Conservation Area), the impact of the building upon the townscape and street scene is negative. Similarly, as a utilitarian structure within an otherwise attractive, historic street, Oldfield House has a negative impact upon the setting and visual amenity of residential properties within the area.
- 4.8 In summary, Oldfield House is an unremarkable building of little, if any, architectural interest. The building is not included on the Statutory List of Buildings of Special Architectural or Historic Interest nor on Harrow Council's Local List. Whilst the Council has assessed the building as making on a *neutral* contribution to the Conservation Area in which it stands, its impact on views from adjoining streets and residential amenity within the village is negative.

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### 5.0 Oldfield House: Significance

- 5.1 The concept of *significance* as a way of reaching a wider understanding of why an historic building or place is important was first explored by ICOMOS, (The International Council on Monuments and Sites) for the management of World Heritage Sites. The aim was to provide a more rounded understanding of why a building or place is important by introducing the concept of *cultural heritage* defined through a set of *values* which went beyond architectural or historic interest.
- 5.2 Within the UK, the values-based approach to understanding significance is now firmly established best practice. Of particular note, the Secretary of State's guidance on the care and management of the historic environment is set out in Chapter 16 of the National Planning Policy Framework, (NPPF). The guidance consistently uses the concept of significance, rather than special architectural or historic interest, as the measure of assessing the appropriateness of proposals for change within the historic environment.
- 5.3 The terms *significance* or *values-based approach* are not found in primary legislation and nor do they replace the criteria for including a building on the Statutory List, (special architectural or historic interest). The concept sits alongside the statutory system to offer a wider appreciation of importance. Historic England has suggested that the significance of an historic building or place might be understood through one or a number of the following values:

*Evidential Value:* Relating to the potential of a place to yield primary evidence about past human activity.

*Historical Value:* Relating to the ways in which the present can be connected through a place to past people, events and aspects of life.

*Aesthetic Value:* Relating to the ways in which people derive sensory and intellectual stimulation from a place.



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*Communal Value:* Relating to the meanings of a place for the people who relate to it, and whose collective experience of memory it holds.

However, it is acknowledged that there may be other values relevant to a particular building or place.

- 5.4 It follows that when reaching an appreciation of why an historic building or place is important or assessing proposals for change which would affect its importance, significance must be considered alongside special architectural or historic interest.
- 5.5 In terms of the values suggested by Historic England, Oldfield House can be considered to have two attributes which contribute to significance:
- First, the building is of some *communal value*. It houses the Languages, History and Classics Departments and for some 50 years, has played an important part of the daily life of the School and the boys who have attended classes there.
  - Second, the building is of some modest *historical value*. Although only some 50 years old, Oldfield House is part of the historic development of the John Lyon School which can be traced back to a Foundation Charter of 1572.

Taken together, these attributes mean that Oldfield House is of some significance as part of the John Lyon School and the collective memories that it holds.

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### 6.0 Harrow on the Hill: Over-arching Conservation Area Policy

- 6.1 Harrow on the Hill has long been recognised as one of the most distinctive areas of the Borough with an exceptionally rich and important historic environment. In May 2008, the Council adopted a Supplementary Planning Document, (SPD), which described the area in the following terms:

*The Hill contains many layers of history, from Saxon Settlement around St Mary's Church and medieval street patterns, to grand Victorian school buildings and early 20th century suburban development. The importance of the Hill's historic environment is reflected in the number of designated conservation areas, some of which were the amongst the earliest designated conservation areas in England. In total, eight conservation areas cover an area of 159 hectares, which represents over one third of all Harrow's conservation areas. There are numerous listed, locally listed and other landmark buildings throughout the Hill, which make up a varied and notable built form.*

- 6.2 The SPD sets out a Vision and Objectives for Harrow on the Hill as follows:

*Vision: To preserve and enhance the architectural and historic character and appearance of Harrow on the Hill's Conservation Areas.*

Objectives:

- *To secure the preservation of the Hill's conservation areas*
- *To identify enhancements for the Hill's conservation areas*
- *To promote awareness, understanding and enjoyment of the Hill's eight conservation areas.*

- 6.3 Paragraph 2.6 emphasises that the SPD provides *supplementary guidance for Harrow on the Hill's eight conservation areas* and that *It is therefore critical that the SPD and the relevant individual conservation area appraisals are read together.*

- 6.4 Chapter 6 of the SPD sets out a suite of policies to be followed across all eight Conservation Areas of which the following are particularly relevant:

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Policy 1: *Harrow Council will require that all development respect the special character and layout of Harrow on the Hill's conservation areas.*

Policy 4: *To ensure that the character and appearance of Harrow on the Hill's conservation areas and their settings is preserved or enhanced.*

- 6.5 Eight Conservation Area Designations and Appraisals, mainly with interlocking boundaries, have been adopted to support policies in the SPD. Many of the Areas share the same attributes of character and appearance and to a degree, the boundaries between them are artificial. Paras 4.5 and 4.6 of the SPD allow for review and adjustment of boundaries where appropriate.
- 6.6 In line with the SPD, this Report takes a common approach to describing the attributes of each Area and how they would be affected by the proposals. The application site lies within the Harrow on the Hill Village Conservation Area very close to its shared boundary with the Roxeth Hill Conservation Area. Strictly, it is normal practice to consider the impact of a building on a nearby Conservation Area in terms of impact on its setting. However, as the Harrow on the Hill Conservation Areas SPD applies overarching policy to all 8 of the Hill Conservation Areas and as they are co-joining, it is relevant to consider the impact of the proposed development on both affected Conservation Areas in terms of impact on their character and appearance. For this reason, where reference is made to setting on the Roxeth Hill Conservation Area, this includes consideration of impact on its character and appearance.
- 6.7 Although the application site lies within the Harrow on the Hill Village Conservation Area, it shares characteristics with the Roxeth Hill Conservation Area, including that it is part of the Main Site of John Lyon School. Both the existing and proposed Oldfield House buildings have their principal aspects facing north, and are viewed across the open space of the Cricket Ground and in the context of the Main School buildings. These both lie within the Roxeth Hill Conservation Area. From areas to the south and south-west of the site, the views from both Conservation Areas are relevant in terms of assessing impact on their character and appearance.

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### 7.0 The Harrow on the Hill Village Conservation Area

7.1 Oldfield House stands within the Harrow on the Hill Village Conservation Area, (the Village Conservation Area), almost on the boundary with the Roxeth Hill Conservation Area. The core of the old village was first designated by the London Borough of Harrow as a Conservation Area in 1968 but now benefits from a Conservation Area Appraisal adopted by the Council in 2008.

7.2 The Appraisal summarises the character and appearance of the Conservation area as follows: *Harrow on the Hill Conservation Area forms the historic core of the Hill, scattered with the area's earliest buildings. Its 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.*

7.3 The Appraisal describes the topography, history, archaeology, buildings, open spaces and important views from within the Conservation Area. The Area's architectural qualities are described in paragraph 8.1 as follows:

*Harrow on the Hill Village Conservation Area encompasses a wealth of architectural design and different styles, materials and detailing. The quality of the area's architecture is generally very strong with many prestigious buildings erected in key positions, with more modest buildings situated on the lower slopes. These combine to form an attractive and varied townscape and a fine setting for the area's listed buildings. The conservation area comprises 43 grade II statutory listed buildings, including 4 items of standing historic street furniture. There are even greater numbers of locally listed buildings which can be found on most streets and are highlighted on the map on page 2.*

7.4 Paragraph 8.2 notes that *The High Street, in particular, is host to the conservation area's greatest number of listed buildings.* Paragraph 8.3 notes that *the continued development of that area has led to a diversity and interaction of various architectural elements found in both individual and groups of buildings.*

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7.5 The Main Assets of the Conservation Area are described in paragraph II as follows:

- *The wooded steeply rising Hill, spire and grouped buildings form a major landmark and a place of quality in a suburban setting of relatively uniform character and offer one of the key enduring views of greater London.*
- *Views and vistas are found between buildings and along winding streets, which are valuable and provide the area with interest. Views of the church spire are extremely important and must be protected, as this is crucial in providing the area with its sense of place and therefore tree management is important.*
- *The contrast of light urban grain and open space is also an essential characteristic of Harrow on the Hill Village Conservation Area, which is now a predominantly quiet residential and a very special location with Harrow School as a dominant influence.*
- *The conservation area is flush with good architectural styles and elements which have survived well, from terraced residential rows to grand school buildings. The residential nature of the majority of the conservation area forms a large part of its character and contributes to the area's overall village feel.*
- *The shopping area of the High Street also creates vitality and enhances the village character of the area. The retail and restaurant uses are at the heart of the shopping area, providing for the area's residential population as well as Harrow School, which are central to the area's character.*

7.6 The Appraisal does not divide the Conservation Area into sub-areas, nor is there a description of the particular part around Oldfield House. Some buildings on Crown Street are included on the Statutory or Local lists or identified within the Appraisal as making a positive contribution to the character and appearance of the Area. Oldfield House and the terrace opposite on Crown Street are identified as making only a neutral contribution to the character and appearance of the Area. The Appraisal does not identify any building as making a negative contribution.



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- 7.7 The Appraisal stresses the importance of key views, into, within and out of the Conservation Area, and identifies the most important 28 of these. Views of or from Oldfield House or across its site are not identified as either *short distance street scene/views of character* or *long distance/panoramic views to landmarks and/or skyline out of the conservation area* (page 10 of the Appraisal and attached as Appendix 1)
- 7.8 In summary, the Conservation Area has been designated around an historic settlement which grew around an ancient church situated on a prominent hill. The village developed and prospered over time to include a rich variety of buildings and uses of which Harrow School in particular is regarded as a *dominant influence*. Variety of architecture, spaces and uses, particularly education, are key elements of its character, appearance and sense of place.
- 7.9 Taken together these attributes mean that the Conservation Area is of very high significance for its aesthetic, historical and communal values. It is also part of the Historic Harrow Archaeological Priority Area and likely to possess some evidential value.



56 Crown Street, Listed at Grade II and within the Harrow Village Conservation Area.

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### 8.0 The Roxeth Hill Conservation Area

- 8.1 The principal John Lyon School buildings lie within the northern part of the Roxeth Hill Conservation Area. Oldfield House lies immediately to the east of these buildings, just within the Harrow Village Conservation Area, and within the immediate setting of the Roxeth Hill Conservation Area.
- 8.2 The Roxeth Hill Conservation Area was first designated by the London Borough of Harrow in 1969 but now benefits from a Conservation Area Appraisal adopted by the Council in 2008.
- 8.3 The Appraisal summarises the character and appearance of the Conservation Area as follows:

*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 roof lines 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.*

- 8.4 The Appraisal refers to the archaeology and geology of the Area and describes its historic development in terms of architectural styles and materiality. The townscape character of the Area is summarised in paragraph 11 as follows:

*Roxeth Hill conservation area is made up of three main character areas. The first, Roxeth Corner, is along the lower slopes of the Hill spreading up Lower Road, Middle Road and Roxeth Hill. This is mainly characterised by a high density, small scale, terraced, linear residential development.*

*The second is found on the upper slopes of the Hill, and, often away from the main roads. It has a softer, occasionally semi-rural feel due to generally larger properties and a lower density. It is more dispersed as*

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*there are more commercial and institutional land uses and development is often detached, following winding offshoot roads. There is a more leafy, tranquil and secluded atmosphere as there are narrower roads surrounded by more greenery and more open green spaces. Importantly, there is a greater openness as the higher elevation means more long distance views and there is more space around properties.*

*The third character area, Byron Hill Road, is again on the higher slopes of the Hill and is similar to the second, except that it has a higher density and more terraced, linear residential development making it feel more a part of the Harrow on the Hill Village.*

- 8.5 Within Character Area 2, which includes John Lyon School and is close to Oldfield House, Middle Road is described as having *an open character to the upper level of Middle Road. It is relatively quiet and sheltered set away from the junction and buildings are detached and have a dispersed plan form set back from the road. Also there is a leafy feel as buildings are surrounded by greenery (shrubs, grass and/or trees). A more open character is evident towards the Byron Hill Road end as more properties are detached, and the elevation provides long distant views.*
  
- 8.6 Within Character Area 3, Byron Hill Road, opposite the site of Oldfield House, is described as having *a shady and leafy atmosphere due its dense, lush private and public vegetation breaking up the street scene and the winding roads gradually revealing views. This is reinforced as buildings are set back behind front gardens. However, this area is a more urban character as there is a higher density, linear development of relatively small buildings, some terraced.*
  
- 8.7 Paragraph 13.1 notes that *the buildings within Roxeth Hill Conservation Area are constructed of different yet harmonising proportions, designs and materials. The variety is important in adding interest.*
  
- 8.8 Paragraph 13.19 notes that *The John Lyon School buildings dominate the upper level of Middle Road. They provide consistency due to their scale, use of red brick and collective ownership and use. The school site begins with the corner sited, grade II listed, The Red House. The front section is a typical red brick Georgian building. However, ES Prior built a large red brick Arts and Crafts addition (1883).....This links to the Gothic Style,*

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*original John Lyon School building (1876 by HM Burton). This is made of plain brick and a red clay tiled roof. It has stone framed openings and supporting buttresses and is locally listed.*

The main School building, (1973, 1981 and 1989 by Sheppard Robson and Partners with extensions in 1990 by Kenneth Reed Associates), is identified as making a neutral contribution to the character and appearance of the Conservation Area. The central part of the Sheppard Robson building is included on the Council's Local List along with the rear, free-standing pavilion, overlooking the playing fields.

- 8.9 The Appraisal identifies Key views into, within and out of the Conservation Area, two of which are of the Sports Pavilion behind the School building. None of the 49 identified views are across the Oldfield House site. (page 11 of the Appraisal and attached as Appendix 2)
- 8.10 Paragraph 14 summarises the Conservation Area Assets as follows:
- *Green Spaces*
  - *Landmark Buildings*
  - *Key Views*
  - *Sloping Land*
  - *Varied yet harmonising architecture of buildings*
  - *Historic associations of buildings/places*
- 8.11 In summary, the part of the Hill designated as the Roxeth Hill Conservation Area enjoys a great variety of architecture, building types and uses. The part closest to Oldfield House is dominated by the John Lyon School buildings and those fronting Middle Road and Byron Hill Road. Whilst the School buildings are of architectural interest, particularly the Red House, which is included on the Statutory List at Grade II, the other buildings along this part of Middle Road and Byron Hill Road have been identified as making a negative contribution to the character and appearance of the Area.
- 8.12 Taken together, these attributes mean that that the Conservation Area is of high significance for its aesthetic, historical and communal values. The northern part, which includes the John Lyon School site and buildings,



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lies within the Archaeological Priority Area and accordingly, is also likely to be of evidential value.



John Lyon School, Modern Building of 1973. On the Local List and within the Roxeth Hill Conservation Area.



The Red House, Middle Road. Listed at Grade II and within the Roxeth Hill Conservation Area



Byron Hill House, Byron Hill Road. Listed at Grade II and within the Roxeth Hill Conservation Area



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### 9.0 Surrounding Historic Assets

- 9.1 Harrow on the Hill enjoys an exceptionally rich and varied historic environment. Within its eight designated Conservation Areas there are approximately 80 buildings included on the Statutory List of Buildings of Special Architectural or Historic Interest and a further 400 on the Council's Local List. In addition there are numerous buildings identified as making a positive contribution to the character and appearance of the Conservation Area in which they stand. It could be argued that Oldfield House stands within the wider setting of many, if not all, the historic buildings on the Hill.
- 9.2 However, in its Good Practice Advice in Planning Note 3, The Setting of Heritage Assets, (PN 3), Historic England explains that setting is *The surroundings in which a heritage asset is experienced and that its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.* The note also emphasises Government planning policy that *conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including development affecting the setting of a heritage asset.*
- 9.3 For the majority of historic buildings on the Hill, the relationship with Oldfield House is sufficiently remote as to make consideration of the impacts of redevelopment upon their setting and significance to be of very limited value. Accordingly, this report focuses upon those historic buildings where there is a clear, visual, functional or cultural relationship with Oldfield House. In doing so, it has adopted the *Zone of Theoretical Visibility* advocated by Historic England in PN 3 which takes account of landscape features and existing buildings.

All these buildings are significant for their aesthetic and historic values and in addition, some are of communal value.

- The Red House and front boundary wall, Middle Road  
Listed at Grade II  
Late 18<sup>th</sup> century 3 bay house with 1883 extension by E S Prior

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- Suffolk House, Byron Hill Road  
Listed at Grade II  
Early 19<sup>th</sup> century villa
- Byron House, Byron Hill Road  
Listed at Grade II  
Late 18<sup>th</sup> century house with 19<sup>th</sup> century extension.
- 56 Crown Street  
Listed at Grade II  
Late 18<sup>th</sup> century, five bay house with Doric columned porch.
- John Lyon School, (Original building), Middle Road  
Local list  
1876 in Gothic style by H M Burton.
- John Lyon School, (Modern building), Middle Road  
Local list  
1973 by Sheppard Robson and Partners in stripped classical style  
with 1990 extension by Kenneth Reed Associates  
Central section locally listed, remainder making a neutral  
contribution to the conservation area.
- School Sports Pavilion, overlooking the Cricket Ground  
Local List
- Former Baptist Church, Byron Hill Road  
Local List
- Field House, overlooking the Cricket Ground and playing fields  
Local List  
Four storey, detached 18<sup>th</sup> century house with later additions.
- Pair of stone gate piers, Crown Street  
Local List  
Entrance gates to original Oldfield House

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- 9.4 The Village Conservation Area and northern part of the Roxeth Hill Conservation Area lie within the Historic Harrow Archaeological Priority Area.

Along with the Conservation Areas, these heritage assets are shown on the plan attached as Appendix 3 and included in the Planning Statement.



**Suffolk House, Byron Hill Road. Listed at Grade II and within the Harrow Village Conservation Area**



**Former Welsh Chapel, Byron Hill Road. On the Local List and within the Harrow Village Conservation Area**

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## 10.0 Policy and Guidance

10.1 Oldfield House is not a designated heritage asset. However, it stands within a designated Conservation Area and the setting of historic buildings included on either the Statutory or Local Lists and an adjoining Conservation Area. Accordingly, proposals for its redevelopment will be assessed against policy and guidance for managing change within the historic environment. The following are particularly relevant:

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The Harrow Statutory Development Plan (Harrow Core Strategy and Development Management Policies) together with the Harrow on the Hill Conservation Areas Supplementary Planning Document, Harrow on the Hill Village Conservation Area Appraisal, and Roxeth Hill Conservation Area Appraisal.
- The London Plan
- The National Planning Policy Framework (NPPF)
- Historic England Good Practice in Planning Note 3: The Setting of Heritage Assets
- Historic England Good Practice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment
- Historic England: Conservation Principles, Policy and Guidance

The relevant sections of these provisions are set out in the Planning Statement submitted to the Inquiry.



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## 11.0 Proposed Development

11.1 The School's requirements for the new Oldfield House are set out in its Statement of Educational Need and in the Planning Statement. For the sake of brevity, the School's vision and need for modern, flexible learning spaces which meet curriculum requirements are not repeated here but the case for a new building can be summarised as follows:

- The internal layout of Oldfield House is rigid and no longer fit for purpose. It does not provide the flexible teaching spaces required to deliver the wider curriculum which the School wishes to provide.
- Oldfield House is now some 40 years old and in a poor state of repair. The Physical Condition Survey completed in 2018 highlighted bowing and delaminating floor slabs, significant cracking in external walls, cold bridges and the need to replace all building services. The Structural Engineering Report completed in April 2021 concluded that the scale of intervention required to repair, adapt and extend the building would be *very significant* and that *it will be impractical to undertake the work while keeping elements of the structure in place*.
- The building is not adaptable or capable of alteration to meet the requirements of the Brief. The necessary extent of repair, reservicing and adaptation to meet current teaching requirements would not be viable or practical to achieve.
- Oldfield House is not a building of any architectural or functional merit which would justify such a difficult and expensive project.
- The provision of a temporary teaching building whilst Oldfield House was re-purposed would be disruptive and a significant extra cost for the School.
- A substantial extension to the existing building, probably in height, would be required to provide the additional floorspace needed.

11.2 The School has given careful consideration to whether this is the most appropriate site and form of development for the new building. All of

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the land and buildings within its ownership have been identified and tested for suitability. In each case the constraints were found to be greater than those associated with development on the existing site. Having established that there were no viable alternative sites, the Alternative Sites Study explored six possible forms of development on the existing site. The study concluded that the current scheme, now the subject of this Appeal to the Secretary of State, was the option which best met the needs of the School whilst respecting and enhancing the surrounding historic environment. That has been the conclusion of the Scheme Architects after a reassessment following representations by local residents to the School received in April 2021 after the refusal of planning permission.

11.3 The design of the new Oldfield House is fully illustrated in the Design and Access Statement and application drawings prepared by Curl la Tourelle Head Architecture. Its principal design characteristics can be summarised as follows:

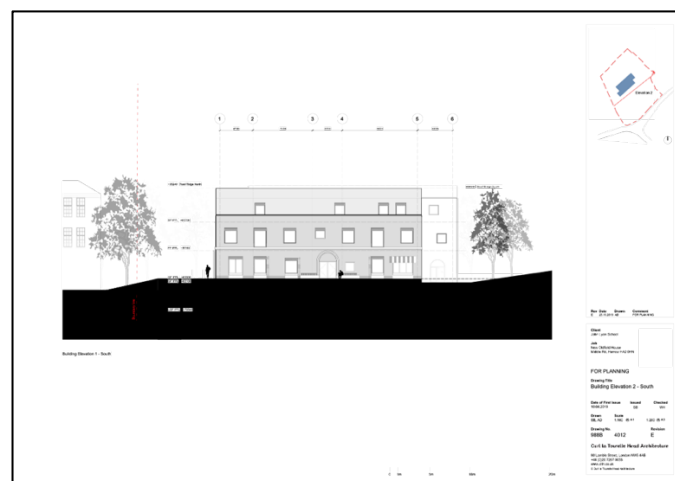
- The new building would be placed further down the slope of the site towards the centre with its elevation facing Crown Street 35.9 m back from the boundary wall with the footway.
- The overall massing and footprint of the building would be shaped by the concept of *Big House, Little House*.
- The south elevation, facing Crown Street, would present as ground plus two upper storeys, the second accommodated within a mansarded gambrel roof. The north elevation, facing over the Cricket Ground, would present as ground plus three upper storeys, the third within the roof space.
- Utilising the slope of the site to partially sink the building within the ground would allow its ridge height of 95.24 m, measured on the north side, to closely compare with that of adjoining buildings.
- The principal south and north elevations would be faced in a handmade red brick detailed to include perforation ventilation, dog tooth and dentil banding. The east and west elevations would be faced in a contrasting grey brick and all roof slopes covered in red,

## CONSERVATION PLANNING

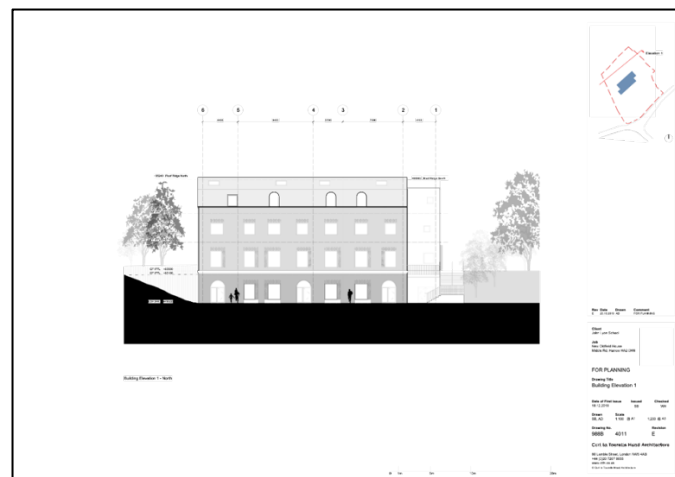
clay tiles. All four elevations would be enlivened with window and door openings framed in stone. Those on the south elevation would have copper shades to control sunlight and heat. The west elevation, providing the most public view of the building, would be animated with windows and the main entrance for pupils.

- New landscaping, an integral part of the proposals, would result in the building sitting within a mature green landscape. In particular there would be a significant enhancement in the prominent view of the building from the junction of Middle Road and Piggy Lane.

The new building would take design cues from many of the traditional brick buildings on Harrow on the Hill. However, the aim would be to provide a high quality, bespoke piece of contemporary architecture adding a further layer of interest to the richly varied townscape which characterises the Harrow Village and Roxeth Hill Conservation Areas.



**Proposed New Oldfield House, Crown Street Elevation**



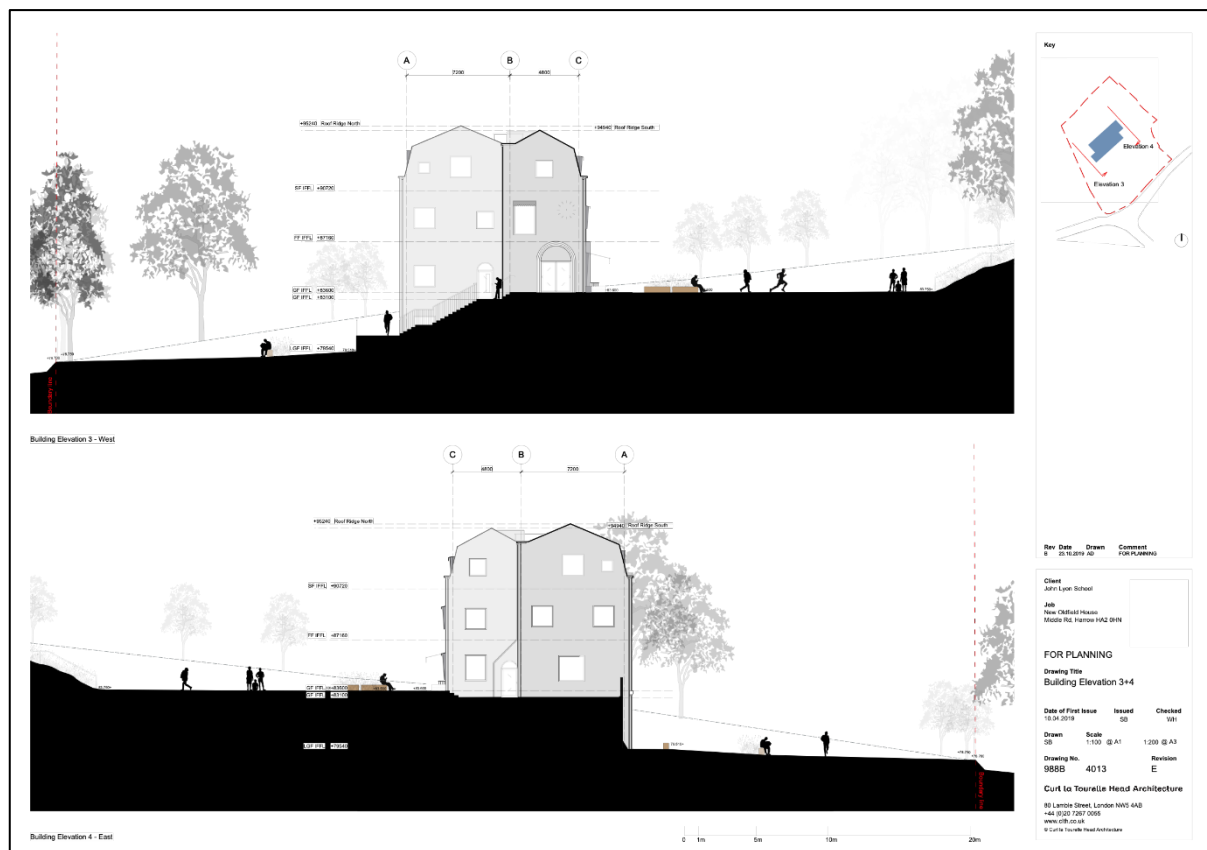
# CONSERVATION PLANNING

Proposed New Oldfield House, elevation facing over the Cricket Ground

## 12.0 Assessment

12.1 The likely impacts of the proposed development upon the historic environment are considered against the following criteria:

- Upon the architectural interest and significance of Oldfield House
- Upon the character, appearance and significance of the Harrow Village Conservation Area
- Upon the setting, views from and significance of other heritage assets
- Upon the Archaeological Priority Area.
- Upon compliance with statute, policy and guidance.



Proposed New Oldfield House, West facing,(top), and East facing, (bottom), Sections



## CONSERVATION PLANNING

### **Impacts upon the Architectural Interest and Significance of Oldfield House**

- 12.2 Oldfield House is not a building of any special architectural interest. For a late 20<sup>th</sup> century building, it is unremarkable in its design, character or materiality. The principal public view of the building from the junction of Middle Road and Piggy Lane is particularly ill considered and unattractive. Any architectural interest that it has lies in the north east elevation overlooking the Cricket Ground.
- 12.3 Demolition would result in very limited loss of architectural interest since very little exists today. Any perceived loss would be substantially outweighed by the design of the replacement building which would add a new layer of architectural interest to the area. Its massing, scale, height, footprint, location on the site and architectural detailing are all appropriate for an educational building and development within the Conservation Area.
- 12.4 Oldfield House is of some significance for its communal and historical values. Whilst the existing fabric would be lost, those values would be encapsulated within the new building. As learning accommodation, the new Oldfield House would continue to play an important part in the daily life of the School and contribute to the collective memory of its pupils. It would also represent the latest chapter in the developmental history of the School. The modest degree of significance enjoyed by Oldfield House would transfer to its new building and continue to evolve as a characteristic of the School.
- 12.5 Oldfield House is not a designated heritage asset, as defined by the NPPF, although it stands within a designated Conservation Area. Accordingly, any perceived harm to its significance would not trigger the tests set out in paragraph 195-197 of the NPPF. Nevertheless, in general terms, the public benefits of the proposals would substantially outweigh any perceived harm to the significance of Oldfield House. The new Oldfield House would deliver new, high quality learning space of the type needed by the School to deliver its curriculum and educational experience for young people. The surrounding historic environment would be enhanced by replacing an unremarkable building with a well-designed piece of contemporary architecture.

## CONSERVATION PLANNING

### Impacts upon the Character, Appearance and Significance of the Harrow Village Conservation Area

- 12.6 The Council's Conservation Area Appraisal identifies Oldfield House as making only a neutral contribution to the character and appearance of the Harrow Village Conservation Area. Given the unremarkable nature of the building and its impacts on views from the surrounding streets, that assessment is considered to be rather generous particularly when compared with assessments made of close-by buildings within the directly adjoining Roxeth Hill Conservation Area. In that Area, modern buildings on Middle Road and Byron Hill Road are identified as making a negative contribution. The Harrow on the Hill SPD requires a common approach to assessment and application of policy across both Conservation Areas. A common or comparable approach would suggest that Oldfield House makes a negative contribution at least to the character and appearance of the surrounding streets within the Conservation Area. It follows that demolition would offer the opportunity replace the building with one that could make a positive contribution to the character and appearance of the Conservation Area.
- 12.7 Paragraph 200 of the NPPF stresses that *Local Planning Authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance.* It also stresses that *Proposals that preserve those elements of the setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.* Paragraph 52 of Historic England's PPN2 advises that *sustainable development can involve seeking positive improvements in the quality of the historic environment....Most conservation areas, for example will have sites within them that could add to the character and value of the area through development.*
- 12.8 The proposals would exactly follow that guidance. The existing building is unremarkable and at best, makes only a neutral contribution to the character and appearance of the Village Conservation Area. Its relationship with Crown Street, where the only view of the building is of the shallow, concrete tiled roof, is particularly poor and arguably negative. The new Oldfield House would be a well-designed piece of contemporary architecture, adding a further layer of interest to the

## CONSERVATION PLANNING

Area. Representative Views 4, 5 and 6 in the Townscape Visual Impact Appraisal, (TVIA), prepared by Neaves Urbanism demonstrates that the proposed building would enhance streetscape views in this part of the Conservation Area and thereby, its character and appearance. The NPPF and Historic England guidance both confirm that such proposals should be treated favourably.

- 12.9 In their report to the Planning Committees on the 22<sup>nd</sup> January 2020 and 18<sup>th</sup> November 2020 Council Officers concluded that *the proposal would result in less than significant harm to the adjoining heritage assets and Harrow on the Hill Village Conservation Area*, although no explanation was offered as to what that harm would be. However, it was considered that *John Lyon School have provided clear and convincing justification for the need for additional teaching accommodation and therefore the less than substantial harm to the Harrow Village Conservation Area can be justified*. The Heritage Statement prepared for the School in October 2019 agreed that *the proposals will result in less than significant harm but that in this case, such harm will be, on balance, de minimis*.
- 12.10 I do not agree that less than significant, (or substantial), harm would be caused to the significance of the Harrow Village Conservation Area or adjoining heritage assets. Replacing the existing, at best unremarkable, building with one that would add a new layer of architectural interest and quality would enhance the character, appearance and significance of the Conservation Area and the setting of adjoining heritage assets. It would also reinforce the educational character which the School brings to this part of the Conservation Area.
- 12.11 Historic England have suggested that the significance of a building or place can best be understood through its evidential, historical, aesthetic or communal value. I do not see any evidence to support the view that the proposals would cause harm to any of those values or the significance of surrounding heritage assets including the Conservation Area. However, if any harm is perceived, it should be weighed against enhancements to the Conservation Area and heritage assets in addition to the educational benefits accepted by the Council as required by the NPPF at paragraph 196.



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**Existing View of Oldfield House within the Harrow Village Conservation Area**



**Proposed new Oldfield House viewed from the Junction of Middle Road and Crown Street**



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- 12.12 From the west, across the Cricket Ground and MOL, the new building would be framed by mature trees within a green landscape. Its height would be very close to that of adjoining buildings so that in public views from Lower Road, the difference would not be discernible. Views 1, 2 and 3 within the TVIA illustrate that the design quality, architectural interest and positioning within the arc of educational buildings would enhance the character and appearance of the Conservation Area as seen from the west.



**Proposed View from Lower Road across the Cricket Ground and MOL**

- 12.13 A key part of the Village Conservation Area's significance is the variety of building types and uses that it contains. Education is one of the most important of those uses making a substantial contribution to the development, character and appearance of the Area. Whilst the Harrow School buildings dominate the eastern part of the Area, particularly along the High Street, the John Lyon School buildings make an important contribution to the setting of the Area, particularly its south-western part. Educational buildings make an important contribution to the significance of the Conservation Area. As the latest in a long line which can be traced back to 1615 when the first Harrow School building was completed, (the western part of Old Schools), the new Oldfield House would sustain and reinforce the communal value of the Village Conservation Area and reinforce that element of its significance.

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### Impacts upon the Setting, Views From and Significance of other Heritage Assets

12.14 Historic England's PPN3, The setting of Heritage Assets advocates a stepped approach to the *proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset*. The steps to be undertaken are as follows:

- Step 1: Identify which heritage assets and their settings are affected.*
- Step 2: Assess the degree to which these settings make a contribution to the significance of the asset(s) or allow significance to be appreciated.*
- Step 3: Assess the effect of the proposed development, whether beneficial or harmful on that significance or on the ability to appreciate it.*
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm.*
- Step 5: Make and document the decision and monitor outcomes.*

That approach is adopted here.

### 12.15 Step 1: Identify the affected assets

Oldfield House lies within the setting of the following heritage assets:

- The Roxeth Hill Conservation Area
- The Red House, Middle Road.  
Listed Grade II
- Suffolk House, Byron Hill Road  
Listed Grade II.

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- Byron Hill House, Byron Hill Road  
Listed Grade II.
- 56 Crown Street  
Listed Grade II
- John Lyon School, Original Building, Middle Road  
Local List.
- John Lyon School, Modern Building, Middle Road  
Local List.
- Former Baptist Church, Byron Hill Road  
Local List.
- Cricket Pavilion, Cricket Ground  
Local List.
- Field House, Playing Fields  
Local List
- Gate Piers, two sets, Crown Street  
Local List

The building also lies within the Historic Harrow Archaeological Priority Area.



**Gate Piers to Former Oldfield House. On the Local List and within the Harrow Village Conservation Area**



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### 12.16 Step 2: Contribution of Setting to Significance

Oldfield House is an unremarkable building identified by the Council as making only a neutral contribution to the character and appearance of the Harrow Village Conservation Area. It is reasonable to conclude that its contribution to the setting of Roxeth Hill Conservation Area could also, at best, be identified as neutral. However, it could also be argued that the building's south-western elevation and approach from Middle Road have a negative impact on the setting and views from the Roxeth Hill Conservation Area and accordingly its character and appearance. That impact is illustrated in Representative View 4 within the TVIA.



© AR LONDON 1.6 m above ground 12:40 17 March 2021  
Existing view from within the Roxeth Hill Conservation Area and the setting of the Grade II Listed Red House

12.17 Educational use, in particular the cluster of John Lyon School buildings along Middle Road, makes an important contribution to the significance of the Roxeth Hill Conservation Area. Oldfield House is an integral part of John Lyon School and accordingly makes a substantial contribution to the communal value of the Conservation Area and that element of its significance.



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12.18 The significance of the historic buildings identified in para 12.10 above lies primarily in their architectural form and character or *aesthetic value*. In addition, the Red House, Original and Modern John Lyon School Buildings, Cricket Pavilion and Field House, are all educational buildings of *communal* and *historic value*. Whilst Oldfield House lies within the setting of these buildings, intervisibility with them is low and in some cases negligible. Its contribution to their significance or the ability to appreciate that significance is very low.

12.19 The significance of the Archaeological Priority Area is rooted in the history of human occupation on Harrow Hill which dates back to the Saxon period. Oldfield House lies within the Priority Area but does not make any contribution to its significance or the ability to appreciate why the Area is significant.

### 12.20 Assess the effects on Significance

The new Oldfield House would offer the opportunity to remove a building which makes a negative contribution to the setting, character and appearance of the Roxeth Hill Conservation Area. In its place, a well-designed, contemporary building of architectural interest set within a re-landscaped site would enhance the setting, character and appearance of the Conservation Area by adding a new layer of architectural interest in views out from the Area. In particular, the public view from the junction of Middle Road, Byron Hill Road and Piggy Lane, as illustrated in TVIA Representative View 4, would be substantially enhanced by the siting of the new building and its surrounding landscape.

12.21 Educational buildings and use make an important contribution to the significance of the Roxeth Hill Conservation Area. The proposed building would sustain and reinforce that element of significance by continuing the development of John Lyon School with a new, well designed teaching building.

12.22 The setting of the Red House is to a degree harmed by the view towards the south western elevation of Oldfield House and its vehicle hard standing. Setting the proposed new building back 35.9 m from the Crown Street boundary wall behind a re-landscaped area would result in

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a substantial enhancement of that view and accordingly, the setting of the Red House as illustrated in TVIA Representative View 5, (page 27 above).

The provision of a new learning building would, albeit to a modest degree, reinforce the significance of the Red House as part of John Lyon School.

- 12.23 The proposed new building would not have any material impact upon the settings or views of the John Lyon School Original Building, John Lyon School Modern Building, Cricket Pavilion or Field House. The significance of those buildings rests within their aesthetic, communal and historic values. As a group, the buildings also contribute to the communal value and significance of the Harrow Village and Roxeth Hill Conservation Areas. The provision of new, well designed learning accommodation would sustain and reinforce those values and significance of the School's historic buildings.



**Proposed view from West Street**

- 12.24 The proposed new building would not have any material impact upon the setting or significance of the other historic buildings on Crown Street or Byron Hill Road. There would be some change in the views from the rear of 56 Crown Street but not sufficient to constitute harm. The new

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building would not be visible from the three historic buildings on Byron Hill Road and their setting would not be affected in any other way. The significance of all these buildings rests in their architectural form and character or *aesthetic value*. The new Oldfield House would not have any impact on that significance or the ability to appreciate it.



**Proposed View from Byron Hill Road**

- 12.25 The proposals include repair of the two sets of locally listed stone gate piers on Crown Street. These are historic fragments of the original Oldfield House but their dilapidated condition has resulted in them being identified by the Council as making a negative contribution to the Conservation Area. Repair would deliver a modest but worthwhile enhancement to the character and appearance of the Village and Roxeth Hill Conservation Areas.

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Oldfield house Gate Piers to be repaired

### Impacts Upon the Archaeological Priority Area

12.26 Layers of history and human occupation dating back to the Saxon period mean that there is the potential for buried archaeological remains across Harrow Hill. The entire Village Conservation Area and part of the Roxeth Hill Conservation Area close to the John Lyon School is designated as the Historic Harrow Archaeological Priority Area. The main John Lyon School buildings lie outside the Priority Area but the Oldfield House site is within its boundary.

12.27 In July 2019 Wessex Archaeology carried out an Archaeological Desk Based Assessment of the Oldfield House site. The Assessment established the potential of the site to contain 19<sup>th</sup> and 20<sup>th</sup> century remains related to the original Oldfield House, built in the early 19<sup>th</sup> century. It concluded that *due to a lack of previous archaeological investigation, the presence, location and significance of any buried heritage assets within the site cannot currently be confirmed on the basis of the available information. As such it is likely that additional archaeological investigations may be required by the archaeological advisor to Harrow Council.*

12.28 The additional investigations recommended by Wessex Archaeology, which are most likely to be trial trenches, could best be secured by a



## CONSERVATION PLANNING

pre-commencement condition attached to planning permission for the proposed development.

### Compliance with Statute, Policy and Guidance

12.29 The proposals would deliver a new development which would enhance the character and appearance of the Harrow Village Conservation Area and the setting of other heritage assets including close-by listed buildings. They would therefore fully satisfy the statutory duties set out in the 1990 Planning Act to *preserve the listed building or its setting, (section 66(1) and pay special attention to enhancing the character or appearance of that (conservation) area, (section 72(1).*

12.30 Harrow Council's Statutory Development Plan includes a suite of policies designed to protect and enhance the historic environment.

In particular:

- Local Plan policy DM7D states that *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.*
- Local plan policy SCIB states that *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.*

The proposals would result in the redevelopment of a site which detracts from the character and appearance of the Harrow Village Conservation Area and the setting of other heritage assets. The development would introduce a replacement building which would reinforce local distinctiveness and enhance character and appearance.

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- 12.31 The Mayor of London's newly adopted London Plan requires new development to conserve the significance of heritage assets by being sympathetic to the asset's significance and appreciative of its surroundings. The proposals would not cause harm to the significance of any heritage asset. The new building would be a well-designed, bespoke piece of contemporary architecture of interest which would enhance its surroundings and thereby, make a positive contribution to local character and distinctiveness. Accordingly, it would fully satisfy the aims of London Plan policy.
- 12.32 Paragraph 192(c) of the NPPF stresses *the desirability of new development making a positive contribution to local character and distinctiveness*. The new building would enhance the character and appearance of the area whilst contributing to its distinctiveness as a centre for educational facilities. Paragraphs 194-197 set out the tests to be applied where harm would be caused to the significance of a designated or non-designated heritage asset. No harm would be caused to the significance of any heritage asset so that the tests would not be triggered by these proposals.
- 12.33 Paragraph 200 encourages new development within conservation areas and the setting of heritage assets which would enhance their significance and preserve elements of their setting which make a positive contribution to their significance. It confirms that where that is the case, proposals should be treated favourably. The new Oldfield House proposals represent an opportunity to achieve those aims and in line with Government policy should be treated favourably.
- 12.34 Historic England's guidance emphasises the need to understand the significance of heritage assets and notes that, *Sustainable development can involve seeking positive improvements in the quality of the historic environment....Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development*. (Paragraph 52 of PPN2). The proposals take full account of the significance of all those heritage assets which would be affected by the proposals and would result in positive improvements in the quality of the surrounding historic environment.

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12.35 Paragraph 29 of the Note emphasises that *change to heritage assets is inevitable but it is only harmful when significance is damaged*. Whilst the proposals would bring some change to the character, appearance and setting of heritage assets, the changes would be beneficial. No harm would be caused to the significance of any heritage asset.

### 13.0 Alternative Proposals

13.1 On 9<sup>th</sup> April 2020 local residents suggested to John Lyon School that the new Oldfield House should be built on the footprint of the existing building. The suggestion comprised a basic site plan diagram and acknowledged *that the design would require significant design development*. The diagram is attached as Appendix 4

13.2 Significant design development would inevitably cause substantial extra costs and delay for the project. That aside, the Scheme Architects carried out an appraisal which demonstrated that that the suggested approach would not deliver the Brief nor provide the high-quality learning space required to meet the School's accepted needs. The reasons for this are set out in the Architectural Statement.

13.3 Importantly, rebuilding Oldfield House on the existing footprint would be a missed opportunity to improve the building's poor visual relationship with the adjoining streets within the Village and Roxeth Hill Conservation Areas. Development along the north-west side of Crown Street has been influenced by the topography of this part of the Hill. For the greater part of its length, the land alongside the Street is relatively flat and lined with terraced or closely spaced 18th and 19th century houses set directly on the back edge of pavement or behind shallow front gardens. Beyond the plot now occupied by 60 Crown, the land falls steeply away from the Street towards the Cricket Ground and there is a distinct change in the building line. The original Oldfield House, a substantial, free-standing building of circa 1850, was placed towards the centre of the site back from the building line along the remainder of the Street. Historic mapping illustrates that the Oldfield House site marks a distinct change in the way Crown Street and its buildings were laid out. Copies of the 1852 and 1864 OS sheets are attached as Appendix 5.

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- 13.4 One of the reasons why the current Oldfield House is poorly related to Crown Street is that it does not follow the historic pattern of 19th century development. Rebuilding on the same footprint would forgo the opportunity to improve that relationship with the Street and surrounding Conservation Areas. In their reports to the Council's Planning Committees on 22nd January 2020 and 18th November 2020, planning and conservation officers concluded *that the siting of the building away from the street frontage would represent a less obtrusive form of development and would essentially appear as a continuation of the existing built form of the school*. I agree with that assessment. The significance of Oldfield House is rooted in its communal value and relationship with the arc of educational buildings lining the Cricket Ground rather than the residential properties along the remainder of Crown Street.
- 13.5 The approach suggested by local residents is not a viable or practical alternative to the application scheme. It would not meet the requirements of the Brief nor result in any improvement to views from surrounding streets. Any increase in height to provide the additional floorspace required by the Brief would have a more prominent and negative impact on views particularly from Crown Street. It would not deliver the enhancements to the character and appearance of the Village and Roxeth Hill Conservation Areas which would be secured by the application scheme. Accordingly, it would fail to meet the statutory duty set out in Section 72(1) of the Planning Act 1990, the NPPF, particularly paragraph 200 and the Council's development Plan policies, particularly DM7D. In these circumstances, there is nothing to be gained from embarking on a process of *significant design development* leading to substantial additional costs and delay in the delivering the new learning space which is widely accepted as a priority for the School.



## CONSERVATION PLANNING

### 14.0 Summary and Conclusions

- 14.1 Oldfield House is part of the John Lyon School and houses its Languages, History and Classics Departments. The building is now some 40 years old and is no longer fit for purpose. It is in poor condition and does not provide the modern, flexible accommodation required to deliver the School's curriculum. The School wishes to replace Oldfield House with a new building to house its Science, Technology, Engineering, Arts and Mathematics Departments, (the STEAM subjects).
- 14.2 Repairing, re-servicing, extending and re-purposing Oldfield House would be very difficult and expensive to achieve and is not practical. Neither does the School have any other site or building which could be developed to teach the STEAM subjects other than some temporary facilities which can only accommodate limited numbers of pupils. A careful analysis of possible alternatives has confirmed that redeveloping the existing site with a building of the form proposed offers the School the best possible opportunity to deliver its curriculum requirements and educational experience for pupils.
- 14.3 Oldfield House stands within the Harrow Village Conservation Area, the setting of the Roxeth Hill Conservation Area and the setting of historic buildings on both the Statutory and Local Lists. Whilst Oldfield House lies within a rich and varied historic environment, it is an unremarkable 1980s building of no special architectural interest. Whilst the Council's Conservation Area Appraisal identifies the building as making only a neutral contribution to the character and appearance of the Area, that assessment is rather generous. When viewed from the streets within the Harrow Village and Roxeth Hill Conservation Areas, the impacts of the building upon the townscape are negative. It is reasonable to conclude that its contribution to the setting of other close-by heritage assets is also at best, no more than neutral.
- 14.4 Re-development of Oldfield House and its replacement by a well-designed piece of contemporary architecture would offer the opportunity to enhance the character and appearance of the Harrow Village and Roxeth Hill Conservation Areas and the setting of other close-by heritage assets. The new building would be a bespoke piece of contemporary architecture adding a new layer of interest to the richly

## CONSERVATION PLANNING

varied townscape of the area. It would therefore make a positive contribution to local character and sense of place.

- 14.5 The NPPF and Historic England guidance both stress that opportunities for new development within Conservation Areas should be taken where they would enhance the significance of heritage assets. Importantly, no harm would be caused to the significance of either Conservation Area or any of the heritage assets they contain
- 14.6 The TVIA illustrates that the impacts of the development upon the character, appearance, setting and significance of the surrounding heritage assets, particularly the Roxeth Hill Conservation Area, would be wholly beneficial.
- 14.7 For these reasons, the proposals would fully accord with the requirements of Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Development Plan, the New London Plan, the NPPF and Historic England's guidance on managing change within the historic environment.
- 14.8 The alternative approach suggested by residents of rebuilding on the same footprint would not meet the requirements of the School Brief and any increase in height would have a negative impact on surrounding heritage assets. Neither would it deliver the enhancements to the character and appearance of the two Conservation Areas and the setting of other heritage assets which would be secured by the application scheme.
- 14.9 Historic England's Planning Policy Note 2 advises that *change to heritage assets is inevitable but is only harmful when significance is damaged*. That is not the case here. The proposed development would bring enhancements to the two surrounding Conservation Areas, cause no harm or damage to the significance of any heritage asset and preserve those elements of setting which make a positive contribution to significance.

## CONSERVATION PLANNING

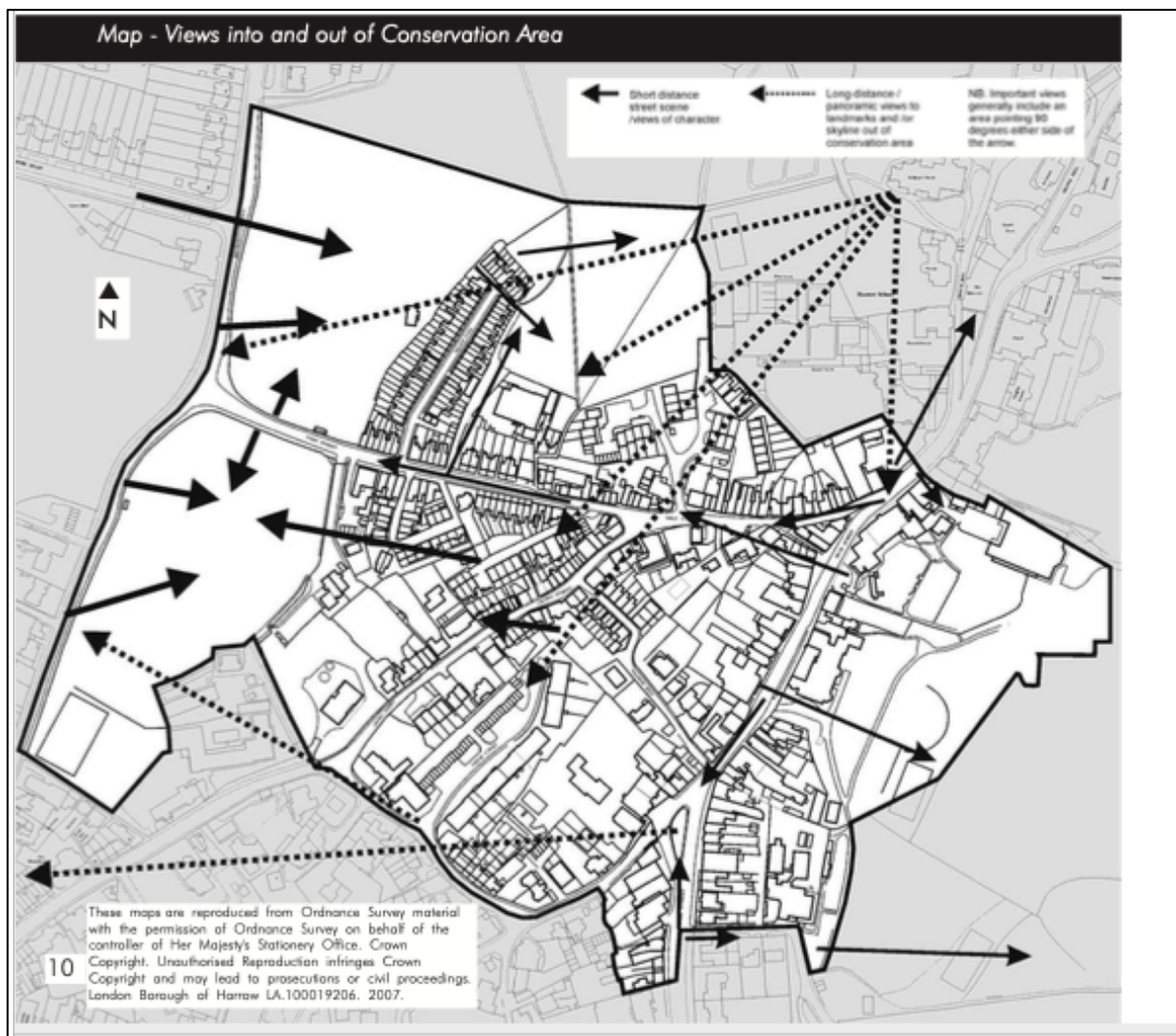
There are no sound, conservation-related reasons why planning permission should not be granted for proposals which are the subject of this appeal and in accordance with Government policy, they should be treated favourably.

**Paddy Pugh**  
**For Conservation Planning**  
**April 2021**

# CONSERVATION PLANNING

## Appendix 1

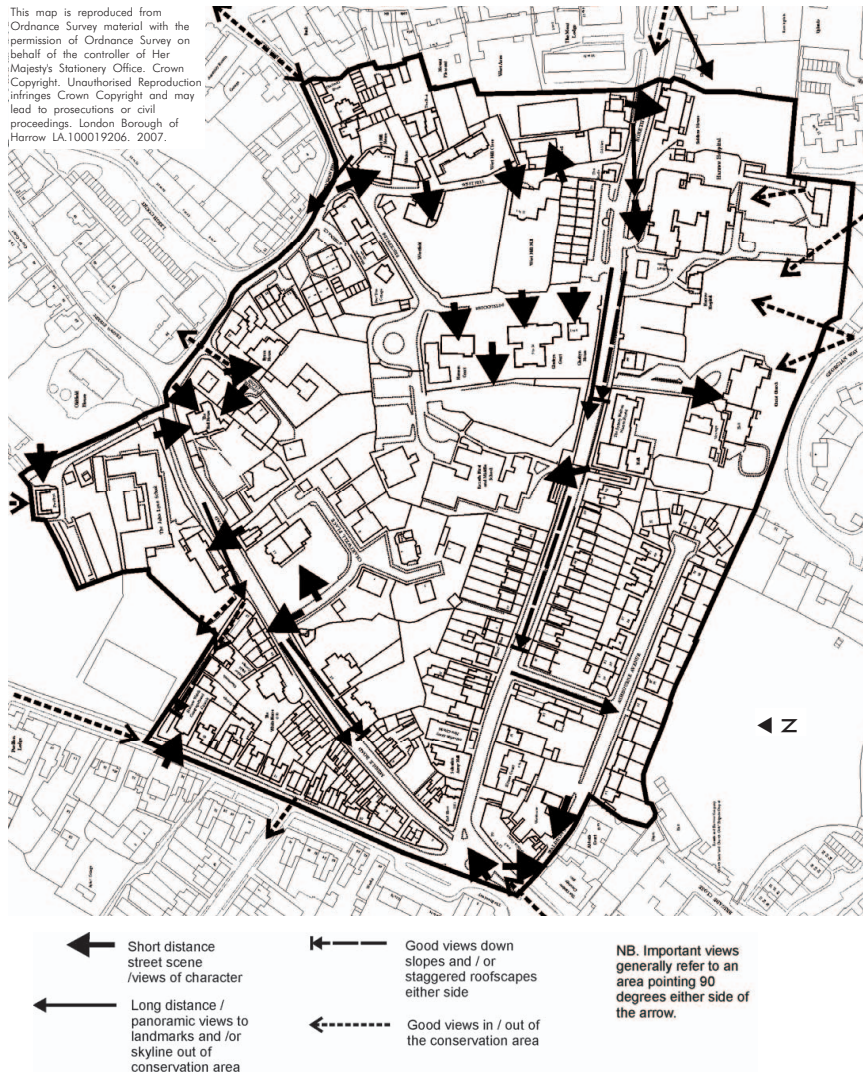
### Harrow Village Conservation Areas: Key Views





# CONSERVATION PLANNING

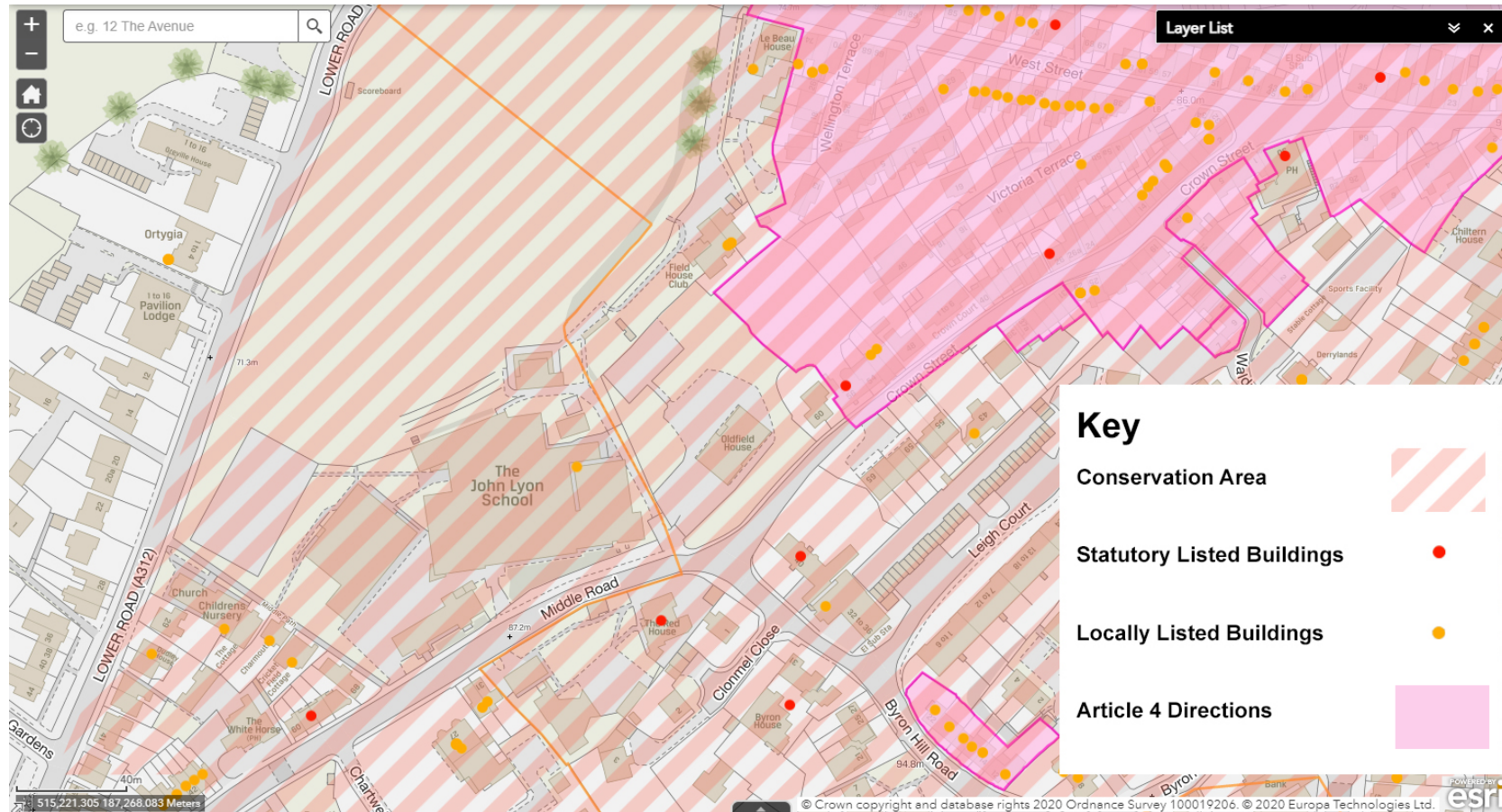
## Appendix 2 Roxeth Hill Conservation Area: Key Views



11

# CONSERVATION PLANNING

## Appendix 3 Historic Assets Map

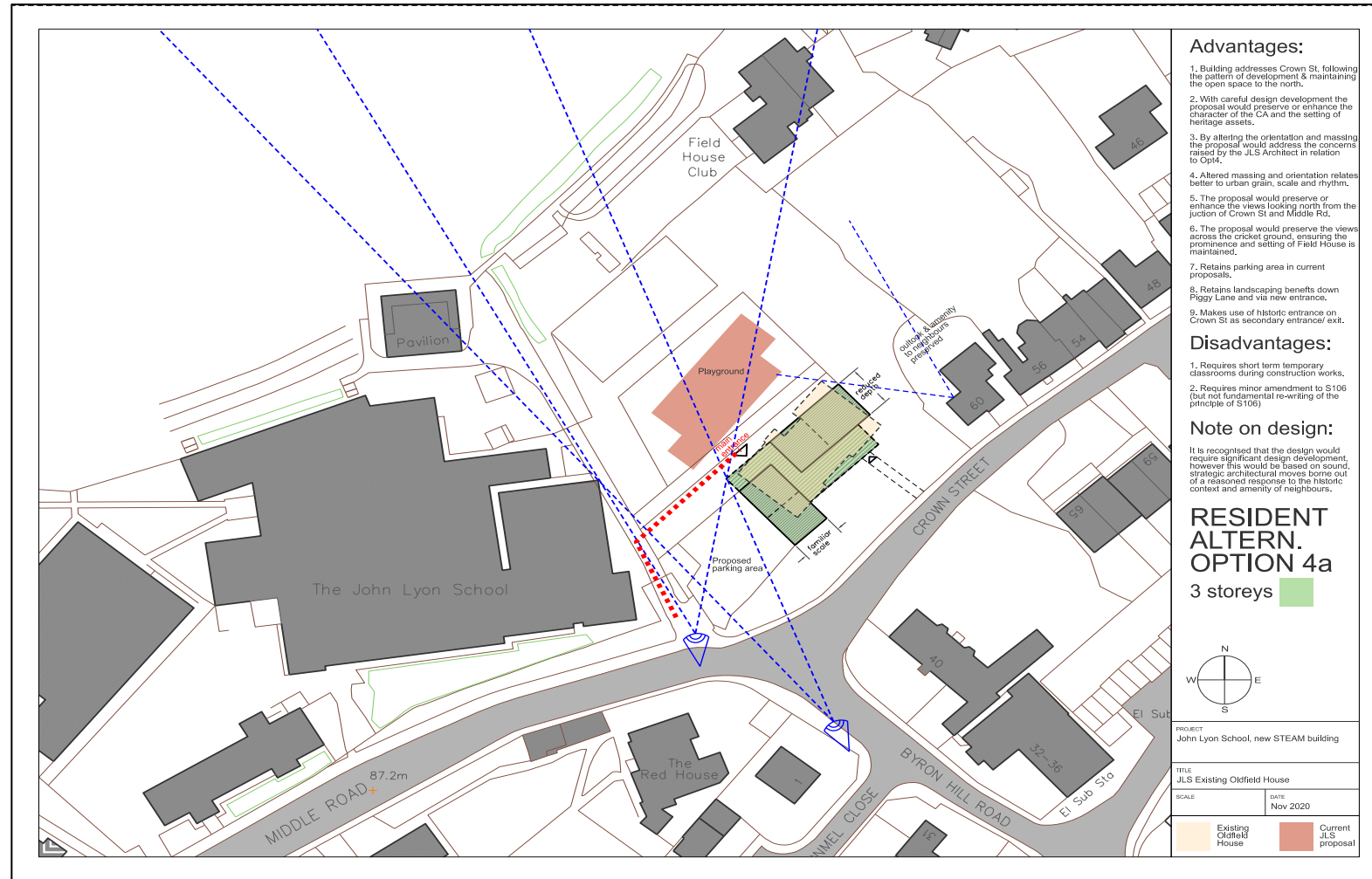


Lethaby House, 2F Fortis Green Avenue, London, N2 9NA 07921 396 370



# CONSERVATION PLANNING

## Appendix 4 Alternative Proposals



Lethaby House, 2F Fortis Green Avenue, London, N2 9NA 07921 396 370

# CONSERVATION PLANNING

## Appendix 5 Historic Maps



A) 1695 Map of Middlesex Robert Morden



B) 1801 Map of Middlesex



C) 1851-52 Parish Map of Harrow



D) 1864 First Edition Ordnance Survey Map



Approximate Site



Site

This material is for client report only © Wessex Archaeology.  
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D) Reproduced from the 1864 Ordnance Survey map



Date:	12/07/2019	Revision Number:	0
Scale:	C-D 1:1,500 at A3	Illustrator:	MK
Path:	R:\PROJECTS\223340\GIS\Figs\MXD\223340_JohnLyon_Fig3.mxd		

Lethaby House, 2F Fortis Green Avenue, London, N2 9NA 07921 396 370



# CONSERVATION PLANNING

## **Appendix 6**

### **CV - Paddy Pugh**

#### Nationality

British

#### Affiliations

MRTPI

#### Qualifications

Post Grad Diploma Building Conservation

Post Grad Diploma Town Planning

BSc Hons Estate

#### **BIOGRAPHY**

Paddy Pugh is a conservation planner with an exceptional understanding of how the historic environment can accommodate carefully considered change and development. He is a chartered town planner who holds a Post-Graduate Diploma in Building Conservation from the Architectural Association. In total Paddy has over 40 years' experience of the planning system, particularly in London where he has been a passionate advocate for its historic buildings and places.

#### **ENGLISH HERITAGE**

Paddy joined English Heritage (now Historic England), in 1986 and worked with its London Team for 26 years, the last 7 as its Director of Planning and Conservation for the Capital. During that time, he managed the London Advisory Committee and advised Ministers, Central Government and many Local Planning Authorities. He also worked with developers, local groups and people on the widest range of historic buildings and places. Notable amongst these were the following major projects:

#### **Kings Cross/ St Pancras, London**

Perhaps his most significant contribution to London has been the regeneration of Kings Cross / St Pancras. Over a 10-year period he steered English Heritage's involvement in Argent's 35-hectare King's Cross Central Development, conversion of St Pancras Station into the Eurostar Terminal, repair of St Pancras Hotel, conversion of the Granary into the University of the Arts, repair and extension of King's Cross Station and repair of the Great Northern Hotel.

#### **The British Museum, London**

Development of the celebrated Great Court (Millennium) project and World Conservation Centre within the Grade I listed building.

#### **The Museum of Childhood, London**

Extensive renovation, including a new front entrance and gallery spaces, of the Grade II\* listed building, part of The Victoria and Albert Museum

#### **Sadlers Wells Theatre, London**

Radical rebuilding of the Grade II listed building in order to secure its continued use as a premier venue for ballet and contemporary dance.

#### **The Roundhouse, London**

Conversion of the Grade II\* listed locomotive shed into a performing arts venue and training centre for young people.

#### **The Commonwealth Institute, London**

Conversion of a seminal 20th Century modernist building, listed at Grade II, into the new Design Museum.

#### **Smithfield Market**

Leading English Heritage's case at Public Inquiry into proposals for re-development of an important group of historic buildings central to the character and appearance of a Conservation Area of London wide significance.

#### **Spitalfields, London**

Repair and regeneration of the Grade II listed Fruit and Vegetable Market alongside conservation of an outstanding group of early 18th century houses.

#### **Very Tall Buildings**

Consideration of where very tall buildings could best be accommodated without causing harm to London's historic environment including leading English Heritages' evidence to Called-In Public Inquiries and advising Ministers on UNESCO's position in relation to the Tower of London and Westminster World Heritage Sites.

# CONSERVATION PLANNING

## Paddy Pugh Director Conservation Planning

### JOHN McASLAN + PARTNERS

Paddy joined John McAslan + Partners in 2013 as the Director of Conservation and Planning. Whilst with the practice he led the conservation aspects of the following projects:

#### The Burrell Collection, Glasgow

Repair and refurbishment of Scotland's most important modernist building listed at Category A.

#### St Albans Museum, St Albans

Restoration of the Grade II\* listed Old Town Hall and Courtroom and its conversion into a new museum and gallery for the City.

#### Osney Power station, Oxford

Conversion of an historic power station into new accommodation for the University's Saïd Business School.

#### Chatsworth House, Derbyshire

Conversion of the Grade I listed Stable Block to new uses.

#### Millbank Tower, London

Restoration of London's first very tall building, listed at Grade II, and its conversion from commercial to residential and hotel uses.

#### The Natural History Museum, London

Various projects to refurbish and enhance galleries within the Grade I listed building.

#### The British Museum, London

Creation of a new Energy Centre within the Grade I listed building.

### CONSERVATION PLANNING

In early 2018, Paddy established his own practice, Conservation Practice, focused on providing conservation advice to the architectural, planning and development sectors. He continues to act as John McAslan + Partners' specialist conservation advisor whilst also advising on other projects where change is proposed to important historic buildings and places.

Current projects include:

#### Harrow School, London

Various projects including restoration of the Grade II\* listed Speech Room and Grade II listed Bill Hall. Securing planning permission via a Public Inquiry for two new teaching buildings within the setting of an outstanding group of historic buildings and two Conservation Areas.

#### Former East Ham Police Station, London

Repair, extension and conversion to a Sixth Form College of a Grade II listed Building at Risk, part of an Edwardian Civic Centre of exceptional significance and London Wide importance.

#### Liberty's, London

Refurbishment of one of Regent Street's most charismatic historic buildings

#### French Railways House, London

Redevelopment of a prominent site on Piccadilly within the nationally important St James's Conservation Area and setting of various exceptionally important historic Buildings including the Grade I Royal Academy.

### ADVISORY PANELS

Paddy sits on the Camden and Haringey Design Advisory Panels as a conservation specialist. He represents the Camden Panel on the HS2 Advisory Panel.

He also acts as an expert adviser to the Islington Charterhouse and sits on its Heritage Committee.