

MAPESBURY | CONSERVATION AREA DESIGN GUIDE



Adopted February 2018



Dartmouth Road

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1.0 Introduction

Conservation areas were first established as a result of the Civic Amenities Act of 1967 and are intended to identify valuable architectural or historic characteristics in a locality that may need protection and enhancement.

1.1 Designation

The Council is responsible for designating conservation areas with the law set down in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 of the 1990 Act recognises that there are particular areas of 'architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Conservation areas are defined as 'designated heritage assets' in the National Planning Policy Framework 2012 (NPPF). The Council, with the support of English Heritage (now Historic England), made Mapesbury a conservation area in December 1982. This enables the Council, with the aid of localised design criteria and additional controls over Permitted Development, to influence the type of physical changes that would otherwise be harmful in the area.

The only statutory listed building in the conservation area is St Gabriel's Church on Walm Lane which is Listed Grade II. The Mapesbury Conservation Area is not within an Archaeological Priority Area nor has it been identified to have archaeology of local importance.

1.2 Legislative framework and policy

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation. This Act sets out statutory duties and responsibilities in relation to designated heritage assets, including the management of conservation areas.

The National Planning Policy Framework (NPPF) sets out the government's planning policies and how they are expected to be applied. One of the NPPFs core Planning Principles which should underpin decision-taking is that planning should 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.' Chapter 12 (paragraphs 126 to 141) of the NPPF specifically deals with conserving and enhancing the historic environment.

Brent's Local Plan Policy DMP7 deals with proposals for or concerning affecting heritage assets. In 1987, 1990 and 2010, the Council, with the

support of residents, added additional planning controls known as Article 4 Directions to provide extra protection from development that may damage the character of the area. The specifics of the Article 4 are set out in Section 1.6.



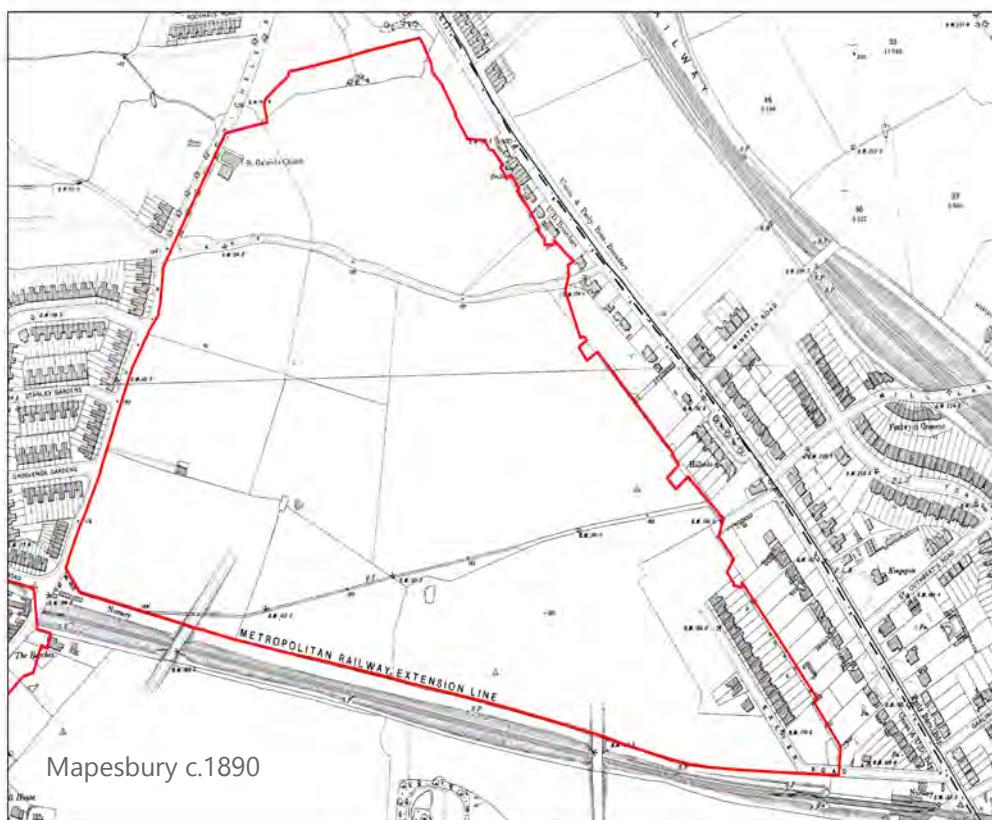
Mapesbury Road

This guide explains why Mapesbury is significant, gives guidance on the specific planning controls and sets out ways in which your property can be extended or altered in a manner appropriate for the conservation area to help you achieve Planning Permission. It also gives advice on ways to repair and improve your home so that it helps preserve and enhance the character and appearance of the area.

1.3 What is significant about Mapesbury?

Mapesbury is one of the largest of the conservation areas in Brent. The area formed part of the Middlesex parish and manor of Willesden, which was held by the chapter of St Paul's Cathedral by the time of the Norman Conquest. The manor was divided into eight prebends to support the various members of the chapter. One of these duly gained the name "Mapesbury" after Walter Map, prebendary from 1173–c1192.

The area remained countryside until the 1860s, when residential development began. By 1875 there were a number of large suburban villas and by 1880 the Metropolitan Railway opened its line in the area, and building lots were let for 'first class residences'. The first step in development appears to have occurred in the mid-1870's at the junction of Exeter Road and Dartmouth Road but properties on the east side of Exeter Road did not appear until 1885. Even so, the development of the surrounding area did not begin in earnest until ten years later.



The majority of the building construction within the conservation area was undertaken by a dozen firms between 1895 and 1905, including Callow and Wright, Charles Cheshire and John Neal and Company. The Development of the area continued until 1920, with the majority of the later properties (1905 - 1920) being to the designs of C.W.B. Simmonds and G. A. C. Bridge.

The Mapesbury Conservation Area is characterised and is significant because it remains largely unaltered. Its turn of the century town-houses are of high architectural quality and have intricate detailing. Later inter-war development is of similar architectural quality and integrate well the earlier houses.

Mapesbury estate is set in wide tree-lined streets with bold front boundary brick walls and tall gate posts. Large semi-detached and detached houses predominate within the conservation area while rear gardens which often exceed 25 m in depth, typically contain mature trees and other mature planting, establishing an almost park-like character that has become an integral part of the area's setting. These factors play a vital role in establishing the open and spacious character of the area.

The detailing of individual houses is well designed and executed. However, the detailed architectural solutions come from a menu of these solutions that the various architects mixed and matched between streets and groups of buildings.

There are a number of factors that set the Mapesbury Conservation Area apart from housing schemes in the local and wider context. The scale of the buildings, the quality of architecture and detailing combined with the largely unaltered nature of the majority of the building frontages enable the area to retain its rather grand personality. The views between the houses and the open nature of the rear gardens of the houses are relatively exposed to view and give the area its characteristic green and open vista.

The following photograph is a postcard dating from 1907 and is an illustration of Walm Lane. It shows the importance and grandeur of the Estate at the time not only in the quality of the architecture but also by the fact that it was considered influential enough to be photographed for a postcard. The paired chimneys are an especially striking feature together with the rhythm of the roof slopes, prominent canted bay windows and front boundary piers.



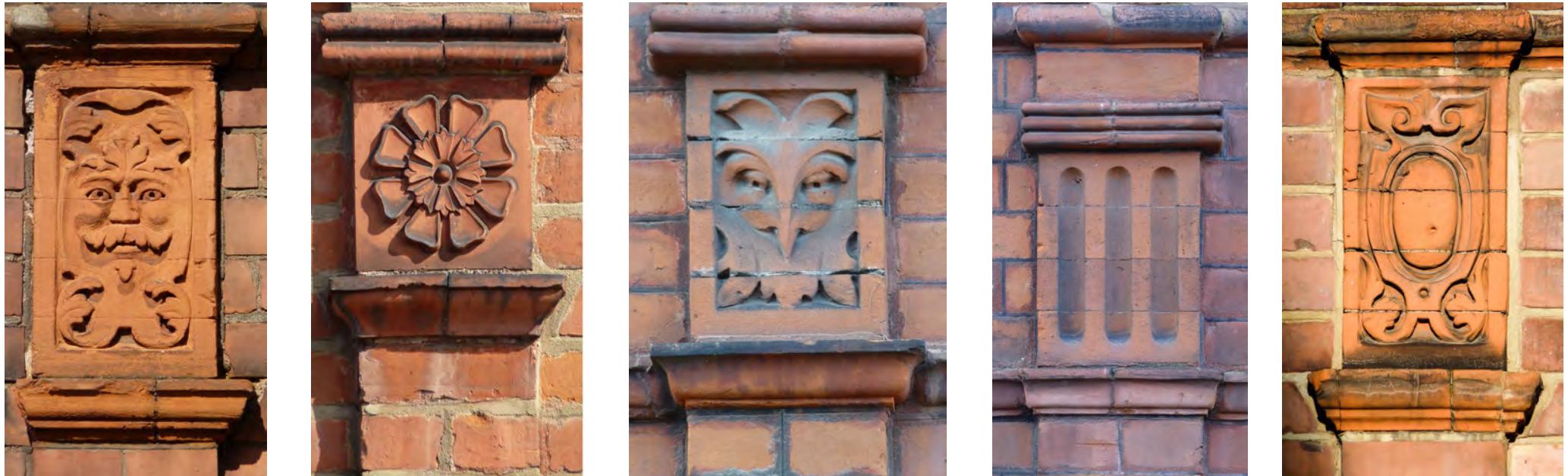
Old Walm Lane, Cricklewood.

Love to all. Haugh.

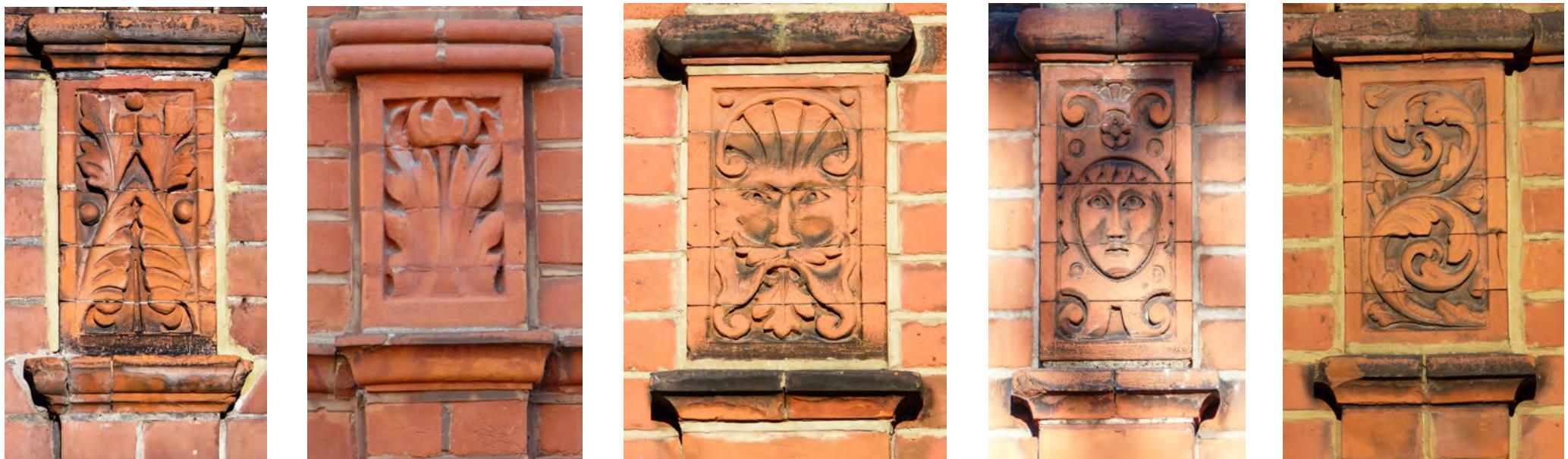
Beeves Series
London N.W.
L 82.07.



Walm Lane



Variety of architectural pilaster details used throughout the estate



1.4 Who is this Guide for?

This guide is for residents, consultants and builders working in the Mapesbury Conservation Area. It provides information on Mapesbury's specific planning constraints, as well as advice on ways to restore, repair, maintain and improve your home so that it helps sustain and enhance the character or appearance of the area.

Alterations that are out of keeping with the original appearance of the houses and streets can spoil the quality of the environment and reduce the desirability of the area forever. The Council can do much to lead in the protection of the Mapesbury Conservation Area, but residents need to care for their own home with the attention to detail shown by the original designers. We share a duty to protect the special character of the area, not only for today's residents and visitors, but also for those of tomorrow.

As a resident, it is in your interest to keep or restore the special character of your home and area. Usually, houses in well-maintained conservation areas have a greater value than those outside. There are many conservation areas throughout the country all with different characters and building types; but it is only those areas in which the residents are actively involved in conservation that successfully retain their character.

This guide should answer many of the questions you may have, but if you are in any doubt please contact the Planning Service on 020 8937 5210 or planandbuild@brent.gov.uk for advice. Some of the technical terms you will come across are marked with an asterisk. These are explained in section 6.

1.5 Is my property in the Mapesbury Conservation Area?

The Mapesbury Conservation Area is marked with a red line boundary in Figure 1. All the properties within the red line boundary are in the Conservation area and are covered by Article 4 Directions.

1.6 What is an Article 4 Direction?

An Article 4 Direction is a special control which gives extra protection to a conservation area by removing some of the property owner's Permitted Development rights. This enables the Council to prevent insensitive development which would otherwise be out of its control. This does not mean that an owner cannot make any alterations to their home, but it does give the Council more control over the design and specification of proposed alterations to houses and gardens. Therefore, whilst permission is usually not required to repair any existing features, replacement and alteration of

existing features will require Planning Permission. The Article 4 helps the Council preserve the character and appearance of the Conservation Area.

All properties within the conservation area are covered by the Article 4 Direction. **As of 17 January 2018, there is no exemption on planning fees for applications relating to sites falling within an Article 4 Direction.**



Table 1: Properties within the conservation area

Street	House number
Anson Road	3-61, 2-48, Anson Hall
Chichele Road	85-99, Alexandra Mansions and Doral Court
Dartmouth Road	1-153, 2A, 2-118, Westly Court
Dawlish Road	1-4 Consec, out-building (coach house)
Exeter Road	1A, 3A, 1-87, 2A, 2-48, Byron Court, Exeter Mansions, Mondesfield & Nigel Court
Hoveden Road	1-35, 2-18
Keyes Road	1-37, 6-50
Lydford Road	10-22
Mapesbury Road	17-45, 22-50, Teignmouth Court
Petrie Close	1-12
St. Gabriel's Road	1-97, 2-64
Teignmouth Road	1-89, 4-114, Teignmouth Lodge
Walm Lane	129-197, 110-226, United Synagogue





Walm Lane

2.0 When do I need Planning Permission?

The Town & Country Planning (General Permitted Development) (England) Order 2015 allows owners of houses to carry out certain types of alterations and modest building work to their homes without the need to apply to the Council for planning permission. However, within a conservation area, the type of work allowed under Permitted Development is more limited. There are greater restrictions over the amount a house can be extended or how much demolition can be carried out without planning permission.

2.1 Additional controls by the Article 4 Direction

In addition, in consultation with local residents, the Council applied an Article 4 Direction on the Mapesbury Conservation Area to ensure its special character is sustained and enhanced. The Article 4 Direction is an additional restraint that allows the Council to guide the way in which alterations, improvements and repairs are carried out.

All properties located within the Mapesbury Conservation Area require Planning Permission for the following works. Please note that although you need Planning Permission for all of the following, in many cases, this might not be granted or may need to be carried out, installed or constructed in a specific way. The subsequent sections of this guide advise in further detail.

- The construction of any first floor or two storey extensions
- The construction of any single storey side or rear extensions
- The construction of dormer windows
- Building, altering or infilling a porch
- Erect, demolish or make alterations to any chimney
- Replace, alter or install a new window or door opening into an existing wall that faces the street. **Be aware that on end-of-terrace or corner plot properties this may affect the side, or rear, of your property**
- Any extensions and alterations to the roof of a property, including but not limited to changing tiles or slates or original chimneys
- The formation or renewal of any hard-surface, or a means of access to the highway
- The removal of soft landscaping with the replacement of hard surface
- The construction of gates, fences, walls or other types of boundary enclosure to front gardens or any other boundary facing the street
- Externally mount a satellite dish to the house
- Apply stone, paint, timber or other cladding to properties in the conservation area including boundary walls and outbuildings

- Alter or remove any external architectural feature or finish such as half timbering or pargetting or other cladding
- Install new pipes, vents or stacks penetrating the roof Building any outbuilding or shed within any part of the garden, including the side or rear garden

Note: You may also require **Building Regulations** approval for alterations to your property, further guidance is set out in Section 6.3 of this Design Guide.

Permitted Development rights only apply to houses that have not been subdivided. They do not apply to flats, maisonettes or multiple-occupancy properties where planning permission is required for all material external alterations.



3.0 Extending and altering your home

Most properties in Mapesbury are large detached or semi-detached houses situated in long linear plots. However, irregular rear building lines mean that in most cases nothing other than a modest extension will be acceptable. A subordinate extension will also not harm the garden setting.

The Mapesbury Conservation Area benefits from a consistent and fairly unaltered character and all alterations to homes within the area must maintain that consistent quality. Above all, for a proposal to be acceptable, it must either preserve, or preferably enhance, the character of the area.

3.1 Extensions

You will need Planning Permission for many types of extension in Mapesbury. General guidance on altering and extending your home is set out in another Council document, SPG5. However, in conjunction you should consider the following points before submitting your application:

- Will your proposed changes add to or detract from the enjoyment of the whole area by you, your neighbours and visitors?
- Will the extension affect your neighbours' view or daylight?
- How will the extension affect the overall shape of the house? The extension should not dominate the existing building or streetscene.
- Will the extension make the building too big in relation to the plot size? The extension should not spoil the original yard/garden setting and should be subsidiary to the original house.
- The extension should continue in the style of the original house, however, a high quality imaginative, but contextual, contemporary design may be acceptable.
- Does the proportion of the extension, position of openings, and roof pitch refer to the appearance of the host building? All door and window openings on the extension must be the same or complement the proportions of those on the original house.
- New window frames and doors for new extensions should complement the character of the original house. Originally windows and doors for the

houses in Mapesbury were manufactured using timber. Therefore, the best way to preserve the character of the property is to use timber windows and doors in the new extension. Permission to use materials other than wood will rarely be given.

- Roofs on extensions should complement the roof on the original house.
- Matching materials should be used.
- Extensions to the rear should not totally in-fill the lightwells between houses. This changes the character of the rear of the houses and has a significant impact on the rear element of the neighbour's house.
- Side extensions should not unbalance a pair of semi-detached properties or infill the gap between properties creating a joined-up 'terraced' effect.
- For properties on the ends of terraces, permission to infill rear gardens with new buildings facing onto side streets will only exceptionally be permitted.
- Brickwork bonding* on new building work should match the original and where possible should stitch into the existing brick work. Bricks and mortar should match the existing in colour and texture. Reclaimed bricks can be used but well chosen new bricks will eventually weather down to blend in with the original.
- Guttering should be incorporated within your property and should not overhang property boundaries.
- You are encouraged to use materials that are environmentally sustainable to construct your extension. In particular, recycled bricks and roofing materials can be cheaper and may match your original materials more easily.



3.2 Rear extensions

Development in rear gardens can have a serious impact on the character of the conservation area and the amenity of your neighbours. On the majority of houses, only a single storey extension would be acceptable. You should address the following standards when considering the design of your rear extension:

New single storey rear extensions should respect the style of the host building, its proportions and character. It should harmonise with it. Infill extensions should not project further than 3 metres from the main rear elevation (face) of a terraced or semi-detached house or 4m from a detached house, and should have an average height of no more than 3 metres to a ridge or 2.5m to a parapet.

Infill extensions should usually be no higher than 2m on the boundary of the site (including integrated guttering) rising to no more than 3m in height within a 2m width of your neighbouring boundary. Furthermore, these extensions should usually be designed to be light and transparent, in materials to match, to maintain the integrity of the original form of the houses.

A set back of a brick width from the rear face of the outrigger is desired to maintain integrity. Where roof lights are proposed, these should always be flush fitting and be of obscured glazing if they overlook a neighbouring property.

A reduced size extension may be necessary where there are habitable rooms within the flank wall of your neighbour's house, or where there are ground level changes. **The following page sets out and gives specific guidance on rear extensions that should be adhered to.**

3.3 Conservatories

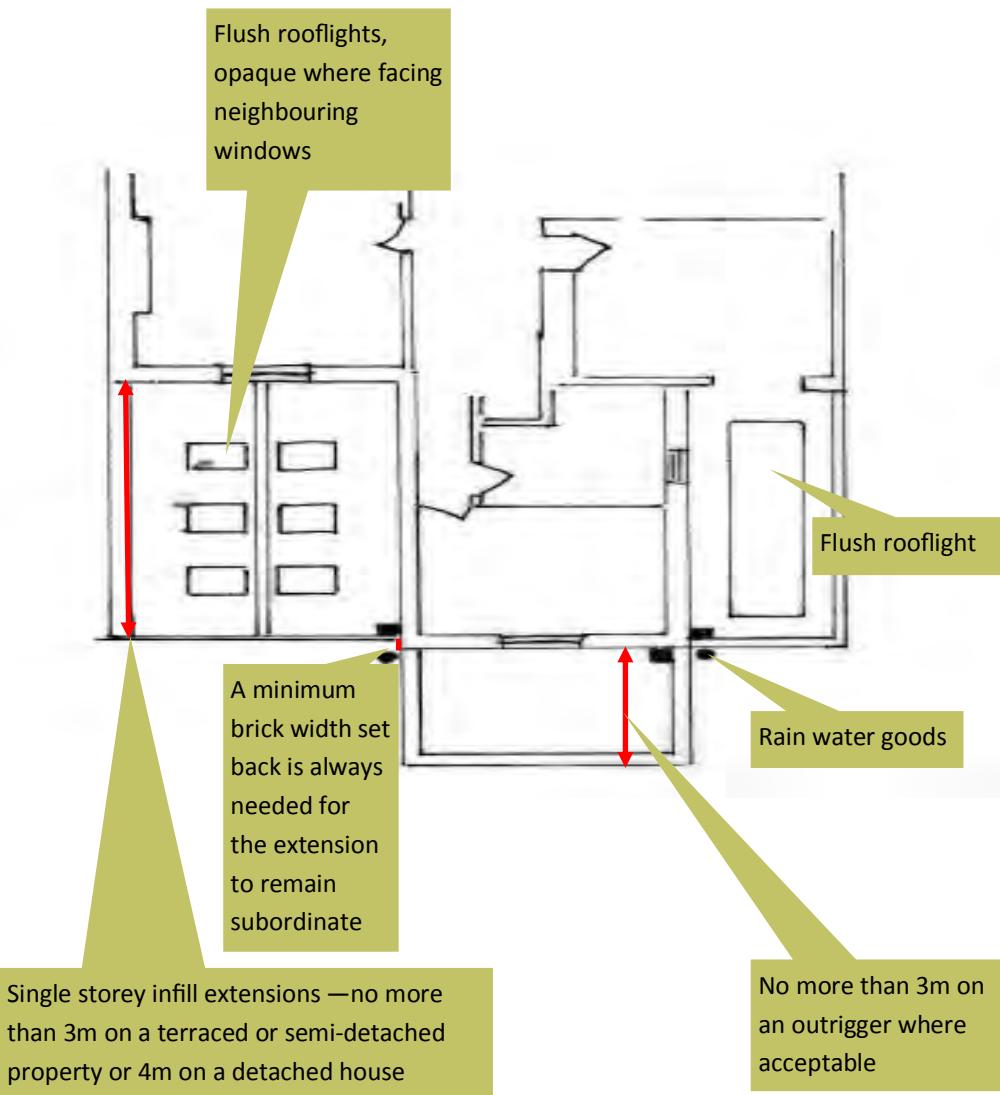
'Off-the-shelf' PVCu conservatories do not provide sufficient quality to complement the character of the properties. However, well designed conservatories constructed using traditional materials, such as timber and steel, will be considered on their individual merits. Conservatories must also comply with the guidance on single storey rear additions, above and the following page.

3.4 Single storey side extensions

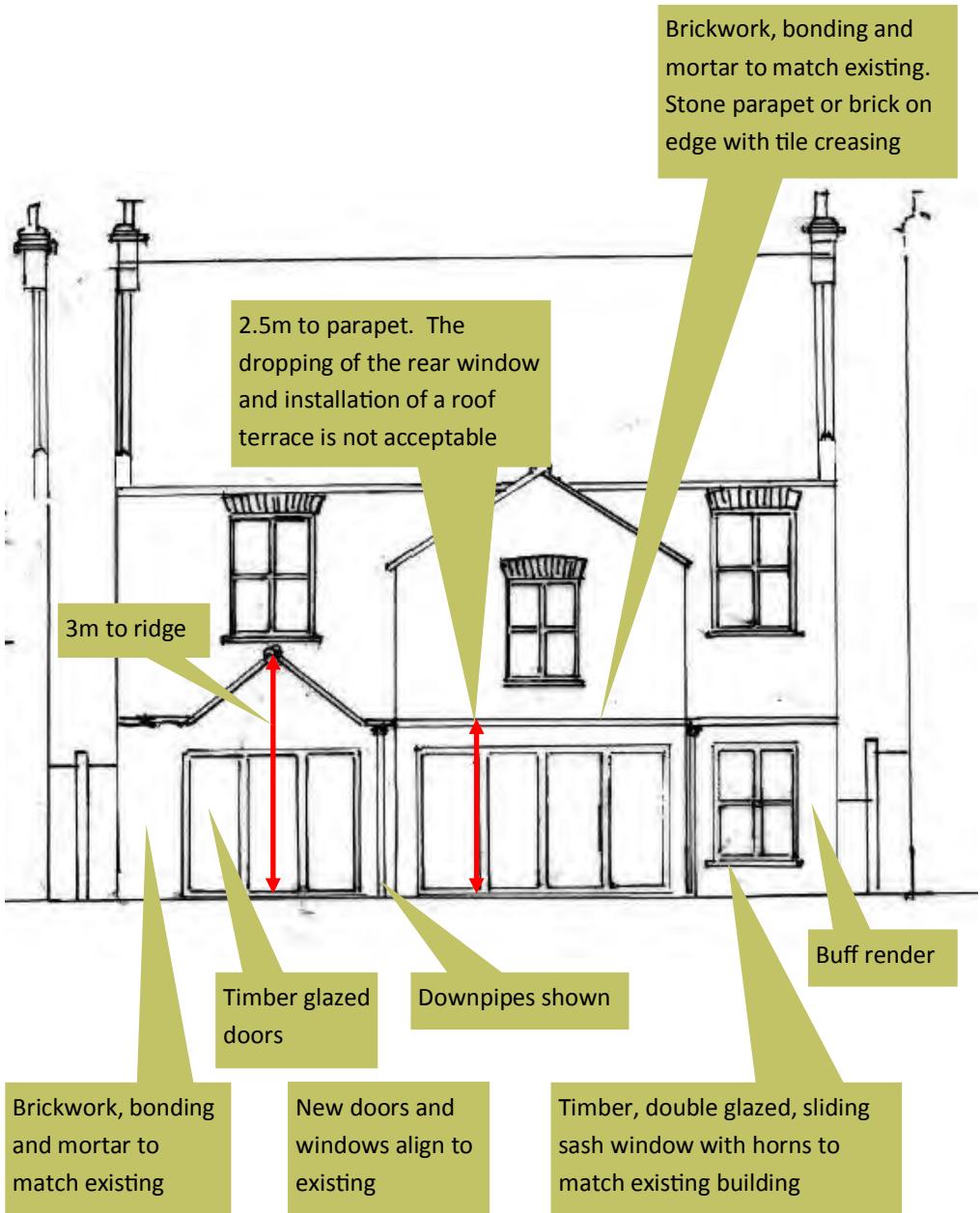
Side extensions have a direct impact on the character of the original house, the street and the wider area. Few properties in the Mapesbury Conservation Area have the space which will allow the building of a side extension. Where there is space, the size of any new side extension will be judged on its individual circumstances. However, a single storey side extension would need to be subservient, and set back from the main front façade. As a general rule, it should be constructed in materials to match and be no higher than 2m on the boundary of the site (including integrated guttering) rising to no more than 3m in height within a 2m width of the neighbouring boundary.



Single storey extensions – first floor plan



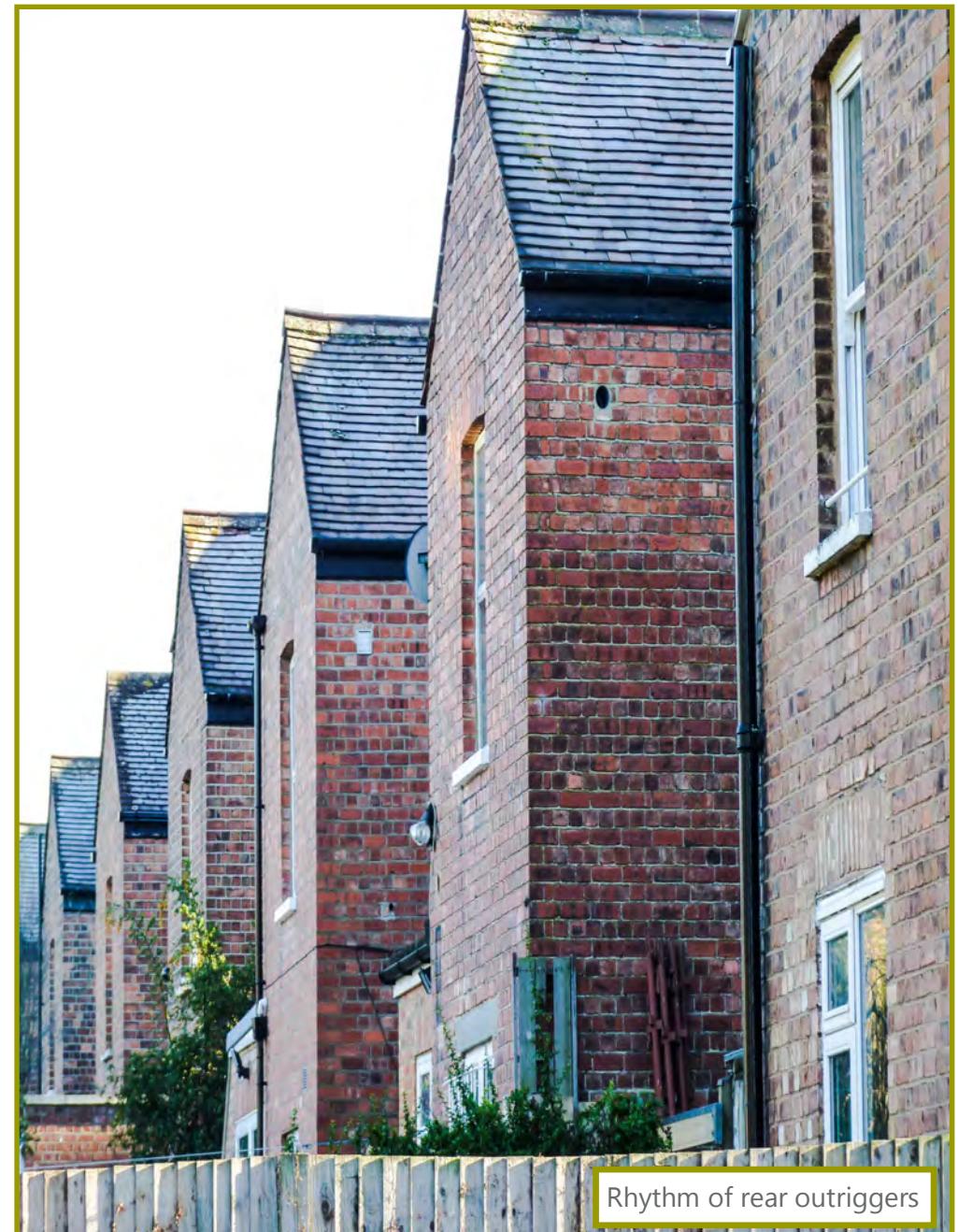
Single storey extensions – elevation plan



3.5 Two storey extensions

Two storey extensions are generally not permitted in the Mapesbury Conservation Area. This is because they are unlikely to respect its scale and character. Specifically, **two storey side additions** will infill the gap between properties creating a joined-up effect and spoiling the essential spaces separating buildings. They can also unbalance a semi-detached pair. Similarly, **two storey rear extensions** are likely to be bulky, harming the rhythm of the terrace/outriggers and the integrity of the original building. Furthermore, such extensions can often have an overbearing impact on your neighbours.

If you wish to propose a two storey extension at your property, it is strongly recommended you submit a pre-application for informal advice.



Rhythm of rear outriggers



Hoveden Road

3.6 Dormers, loft conversions & alterations to the roof

Making use of the roof space for additional accommodation is a popular way of extending a property. However, dormers and poorly designed alterations to the roof therefore can seriously damage the character of the Mapesbury Conservation Area.

The roof form of within Mapesbury is very much unspoilt and the Victorian properties were generally not designed with front or side dormers. This provides its special regular character and well-preserved exceptional appearance. Although some of the later 1920s properties do have such a feature, it is part of their style. Incorporating such dormers to the Victorian properties is considered harmful.

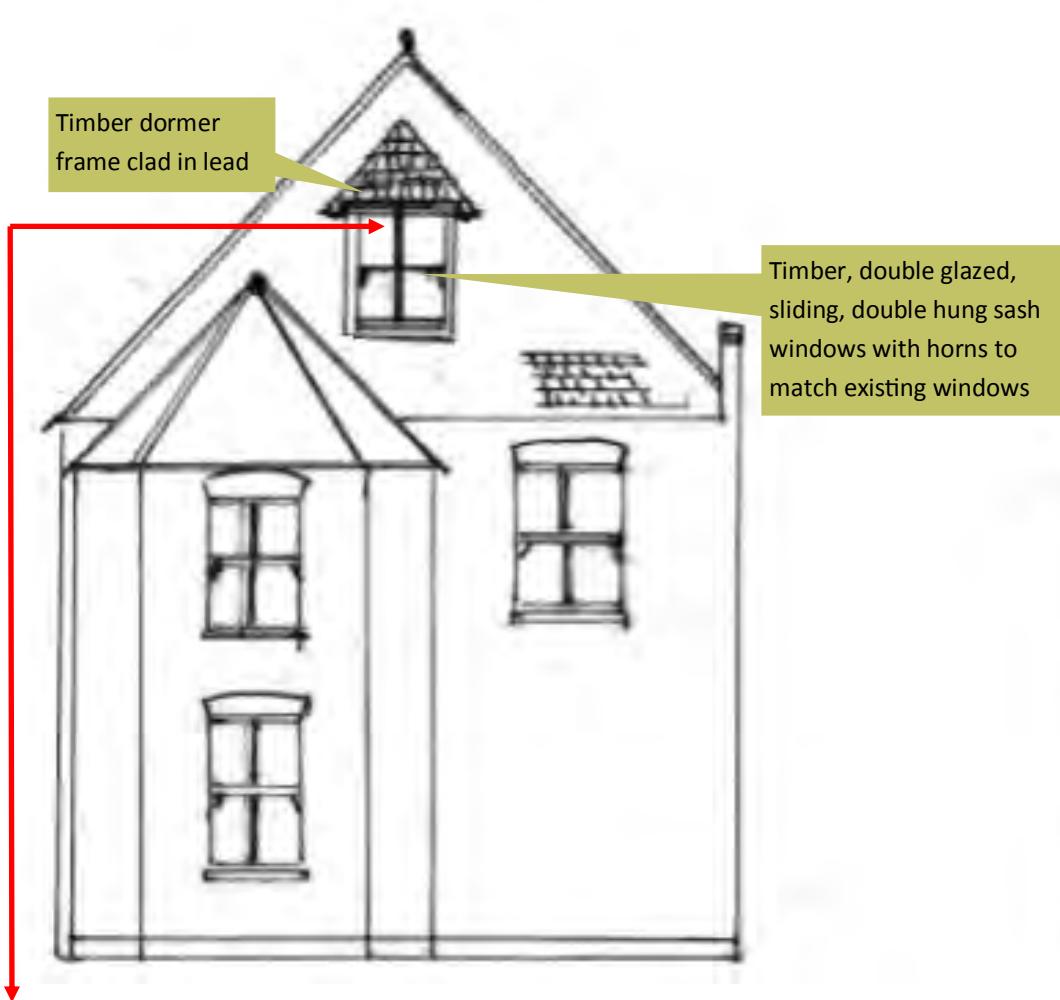
Any proposals for a loft conversion will be considered on its individual merits and should also have regard for the Council's standards set out in SPG5. If you are thinking extending your property into the roof, please first consider the following advice:

- New front dormers will not be permitted in the Mapesbury Conservation Area as they generally not a feature of the buildings. Where original front dormers exist, replacements must replicate the original design for the individual property to preserve the character of the street.
- Side dormers are also not normally permitted as they are visible in profile and harm the existing roof form and rhythm when seen from the street.
- Rear dormers can be acceptable where they have been designed to complement the style of the main property and relate to the architectural features below. The design and proportion of the dormer should respect the existing building using a pitched or flat roof as appropriate to the design of the existing roof. It should also match and consider the existing property's fenestration in size, scale and location.
- The front face of the dormer should include matching timber fenestration that reflects the design of the original windows. The window frame should fill the whole dormer opening but still have good proportion.
- The side triangular cheeks and roof should be in materials to match the existing roof or in a lead finish with corniced eaves.
- Alterations to existing dormers that are not original to the building should be of sympathetic design or removed entirely.

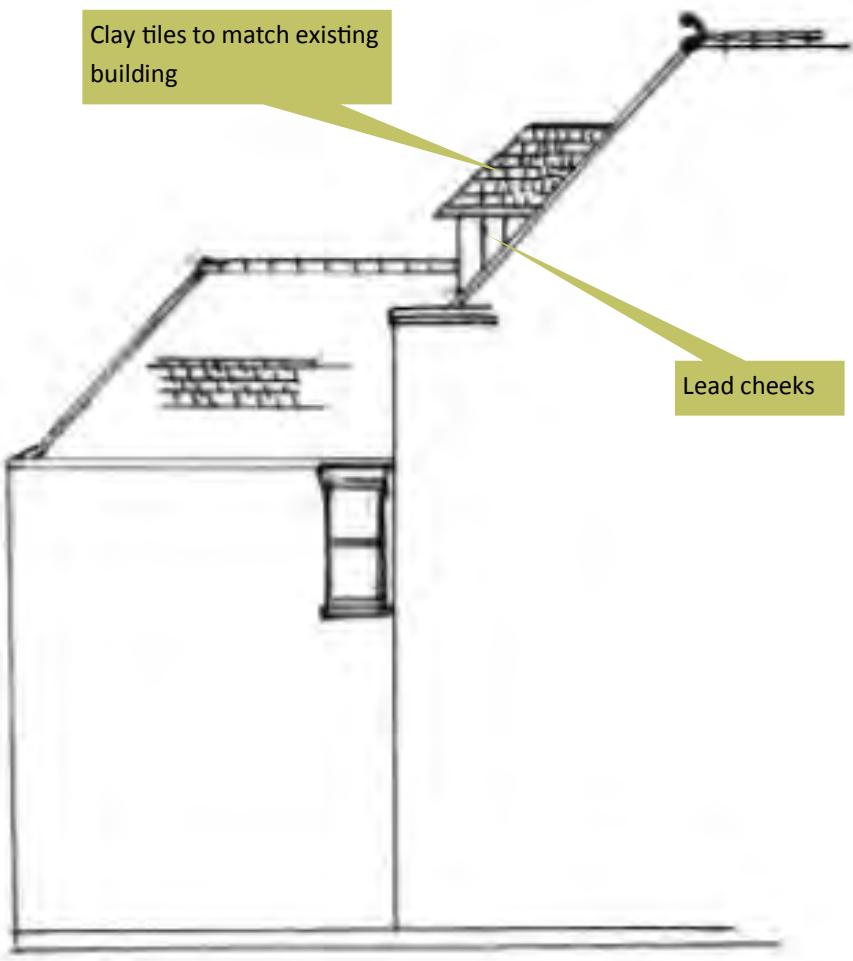
- Rooflights, sumpipes, lantern lights and other forms of natural daylight solutions are not permitted on the front roof slopes of the house or where they face the street.
- At the rear of the property, carefully and appropriately positioned and sized roof lights are allowed in place of a dormer, but must not be excessive in number. They must also be flush with the roof slope.
- Flank rooflights to each side of the roof slope may be acceptable, but only where they are set back from the front of the property and not visible from the street. They must also be flush roof.



Rear dormer— rear elevation plan



Rear dormer— side elevation plan



Rear dormers can be acceptable where they have been designed to complement the style of the main property and relate to the architectural features below. The design and proportion of the dormer should respect the existing building using a pitched or flat roof as appropriate to the design of the existing roof. It should also match and consider the existing property's fenestration in size, scale and location.

Note dormer design:

Front face with matching timber fenestration that reflects the design of the original windows. The window frame fills the whole dormer opening but still has good proportion. The side triangular cheeks are in a lead finish with corniced eaves. Roof in tiles to match existing building.

3.7 Terraces

Terraces at roof level are unlikely to be acceptable. This is because Mapesbury estate houses were not designed with such a feature. The roofs of the properties within the estate are especially visible and it is unlikely that the construction of such a private amenity could be integrated unobtrusively and successfully.

The accompanying railings and access arrangements as well as the associated fixtures and domestic paraphernalia are likely to harm the character of the building. Furthermore, there is usually issues around the control of noise and overlooking with the creation of such a feature. For the same reasons, terraces proposed on the top of rear extensions or outriggers will not be permitted.

3.8 Basements

Brent's residents are showing increasing interest in excavating new basements below houses and gardens as a means of increasing their amount of accommodation. However, the houses in the Mapesbury Estate were not originally built with full basements and therefore it is difficult to integrate them without harming the special architectural character.

Front lightwells are likely to be especially noticeable from the street. The upstands required, the depth of the lightwell and the alterations to provide light — the new windows, grille or glass lay-light are likely to harm the character of the façade. For this reason it is unlikely that a front lightwell will be acceptable.

Where a basement is considered acceptable, it is advised that you should comply with the following standards:

- **Front lightwells** should not be visible from the street.
- Front lightwells should project from the front wall of the house by no more than 800mm and should be no wider than the main central window to the bay.
- Basement elevations should be designed to complement the elevations above.
- Front Lightwells should be finished with a horizontal metal grill or flush glazing and not a vertical balustrade or upstand.
- There should be careful planting to hide the lightwell.

Basement **lightwells to the rear** should not be excessive and are limited to 3 metres from the rear wall of the house into the back garden area.

- The visual impact of basements especially any retaining walls, staircases, railings, barriers and terraces must be kept to a minimum necessary.
- Special attention should be given to soft landscaping and planting at the rear so that the rear lightwell is integrated well into the garden.

If you are considering a basement extension it is advised that you submit a pre-application for your proposal. Further information can be found in the Basement SPD.



3.9 Window repair and replacement

Please repair and refurbish original windows wherever possible. This may be cheaper than replacing them and will ensure you keep the character of your house.

It is possible that rotten areas of sills*, jambs* and sashes* can be cut out and replaced with new timber cut to the same size and shape. If leaded lights* have been damaged, these can be restored to their original condition. The Planning Service can advise on the best techniques for this type of repair.

Painting of windows and other woodwork can help preserve original features. Colours should be traditional and in keeping with the Victorian character. Window frames are normally painted white in the conservation area.

If you do need to replace the windows, you should copy the original design and glazing that existed when the property was constructed and which was typical of the street. As the Mapesbury Estate is largely intact, it is not difficult to research the original design. Likewise, on later development, the original design for the building will always sustain its appearance.

It is unlikely that you will find standard off the shelf replacement frames that will give a close enough match the original windows. A good joiner will be able to make a replacement using the original window or door as a pattern so that no detailing is lost. Poor window replacement can have the single most negative impact on the character of the conservation area.

If you want the replacements to be double-glazed, you need to take extra care to ensure they still look like the originals. New double glazed timber windows can usually be made to match. However, where original windows have decorative glazing bars* or leaded lights* it may not be possible to replicate the details faithfully. As an alternative, carefully fitted secondary glazing will not spoil the appearance of your home and will allow you to retain your original windows.

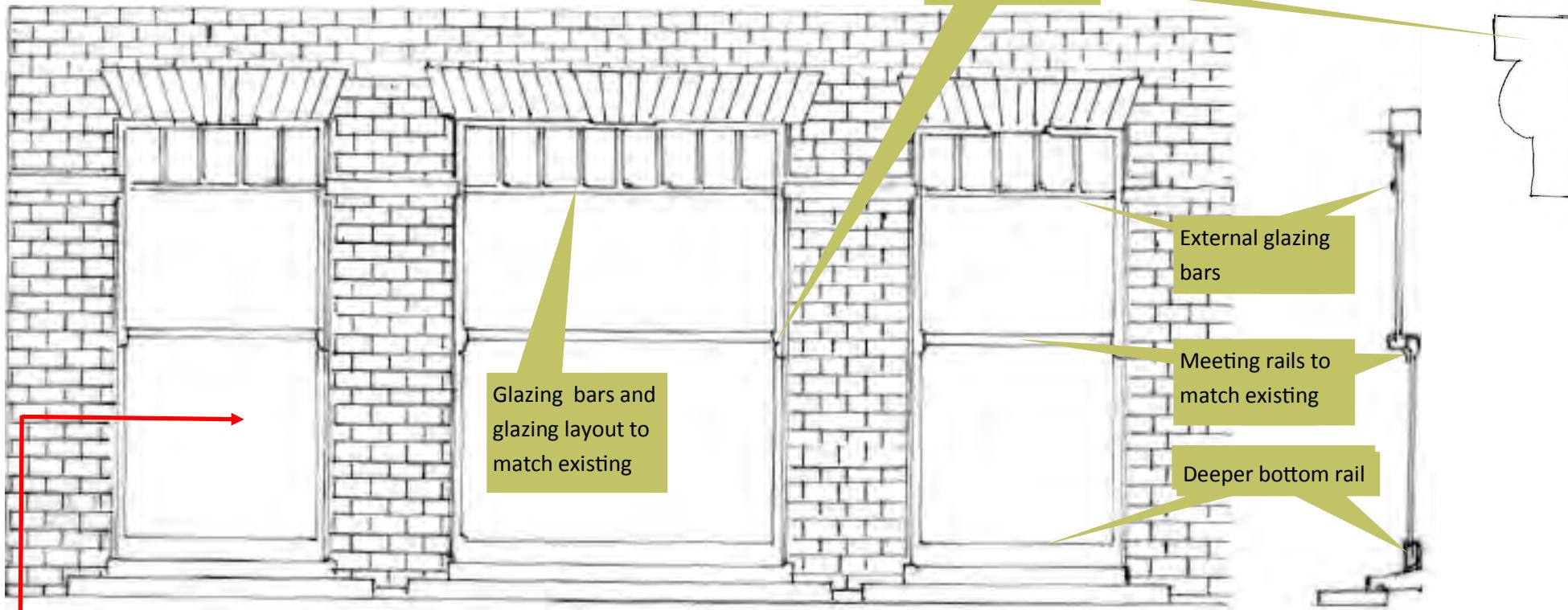
Most of the original windows in the area have either casement* windows with a drip rail* feature (including many of the timbered/ rendered properties), or sliding sash opening lights with fanlights* to the upper frames (often red brick properties). Please do not substitute one style for another. Refit windows in their original position. Windows should be set back into their original position within the depth of the reveal*. Please do not change the original size of the original window opening.

To the front and other visible elevations, where existing windows are of a non-original design or material, the Council will only consider replacements that replicate the originals to enhance the character of the area. Replacement of timber windows with PVCu* is not acceptable as PVCu is unable to replicate the intricate detail and character of original windows in the Mapesbury Conservation Area.

The installation of external security sliding shutters and bars is not considered acceptable as they harm the integrity of the building and mask architectural features. The insertion of stained glass windows where it never existed or a design that bears no relation to the original style will also be resisted.



Replacement timber sliding sash windows — as proposed



If you do need to replace windows, you should copy the original design and glazing that existed for the building and the street when constructed. If you want the replacements to be double-glazed, you need to take extra care to ensure they still look like the originals. To do this, fully labelled plans and sections at scale 1:10 (existing and proposed) will be required by the Council. The above gives an indication of what will be required.





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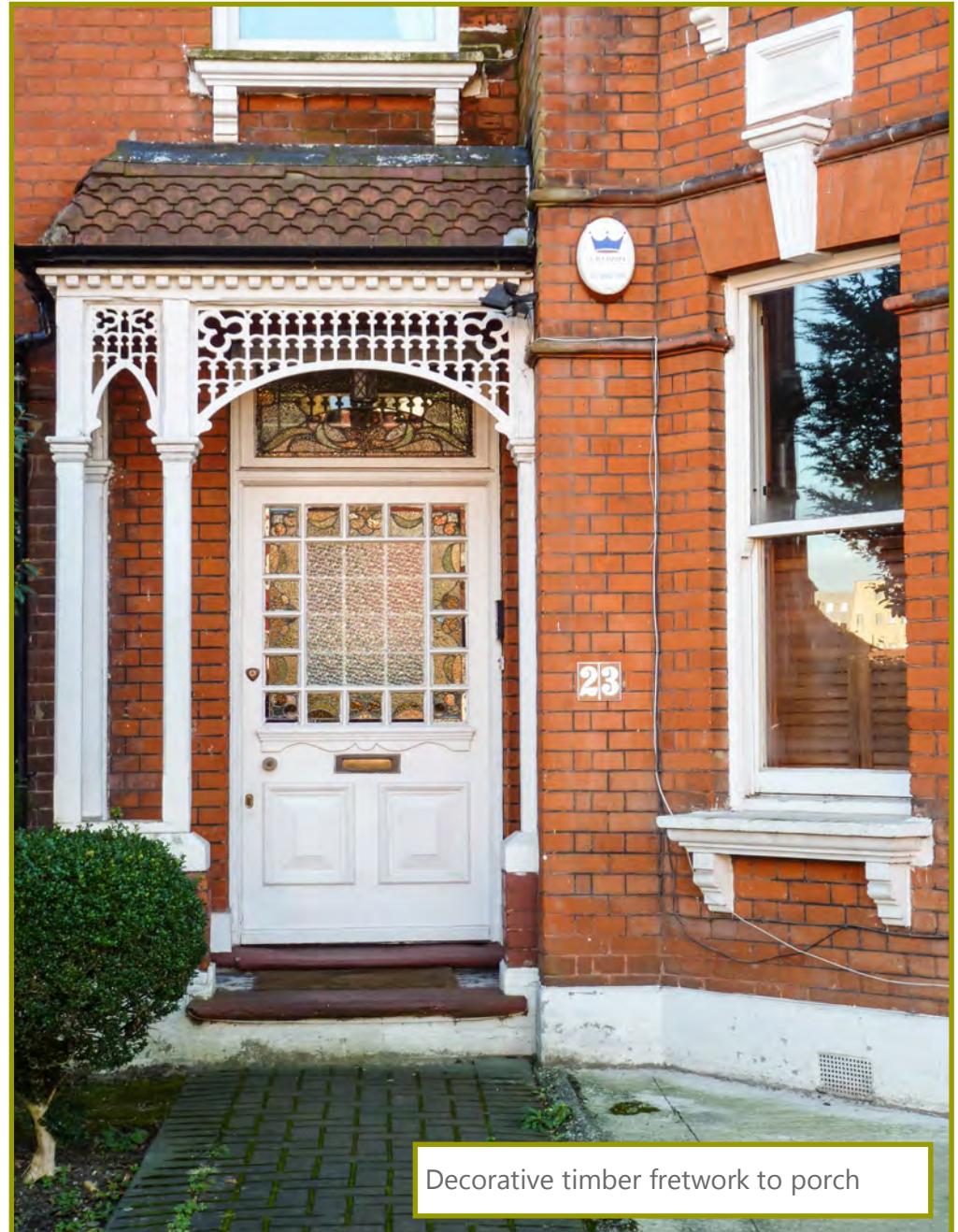


Anson Road

3.10 Front doors, porches and canopies

It is always best to retain the original front door, porch or canopy in their original form. Any replacement front door requires planning permission, and these should be of timber and should match the character of the area. Painting of doors and other woodwork can help to preserve original features. Colours should be of a traditional nature and in keeping with the character of the conservation area. These are usual darker, sober colours. The Council will not give Planning Permission for garish or bold colours that stand out and break the uniformity of the streetscene.

The replacement of canopies that are not original and infilling of porches with extra door sets will rarely be allowed. However, if you wish to change any of these original features, you should ensure that the replacements are detailed to match the original design for the property. All replacement doors need to reflect the character of the property and should be timber. Where porches have previously been infilled renewal of the infill will not normally be permitted and a return to the original configuration will be required in order to enhance the character of the conservation area.





4.0 General repairs & other installations

Living in a conservation area does not mean that you cannot make alterations to your home but it does mean that the changes that you may wish to make must preserve or enhance the character and appearance of the property and the area.

The houses in the Mapesbury Conservation Area were built to a variety of designs. However, they all blend together because similar building materials, similar overall sizes and architectural details were used. Also, many streets and short runs of houses were built to consistent designs. This unity of design gives the area its unique character. Alterations to an individual building may affect the whole streetscene if they are not in keeping. Inconsistent alterations have a cumulative negative effect on the area.

Some properties were altered before the strict controls of the Article 4 Directions were put in place. Where this has happened, we encourage residents to restore the original appearance of their property. In time, the character of the area will be enhanced and the desirability and value of individual homes is likely to increase.

4.1 Decorative features and details

The original designers and builders working in Mapesbury paid great attention to the architectural details and decorations of the houses. There is quite a variety of embellishment to be seen.

These include: console brackets*, string courses*, decorative brick mouldings, terracotta details*, stained and leaded* glass, carved timber work, roof tiles, ridge tiles, pargetting, finials, chimney pots, bricks, cast iron railings, balconies, stone window sills, stone cornices and projecting eaves.

Once original details are lost, they are all too often rarely replaced. Removal of building detail can spoil the appearance of individual buildings as it is often the quality of the decorative features that add to their significance. Furthermore, the cumulative loss of individual features will harm the overall appearance of the street and therefore the conservation area. If decorative features are beyond repair, specialists will be able to make an exact replica or a building materials salvage supplier may be able to trace an original replacement. Houses with original architectural detailing are more attractive to potential purchasers.

It is important to note that changes made prior to the Article 4 Direction coming into force do not mean that owners can make similar changes now.



Examples of decorative pargetting

4.2 Repairing and re-pointing

Where bricks have spalled*, chipped or decayed, they can be cut out and replaced with bricks of the same size, texture and colour. The brick bond* should also match exactly. Second-hand bricks from a building salvage supplier or a specialist brick manufacturer can be used. Re-pointing should be carried out to the highest standards as poor re-pointing can make the brickwork decay more quickly.

Ask for a method statement. A contractor should generally rake out loose and decayed mortar by hand using a hammer and chisel (not an angle grinder). The mortar should match the colour and texture of the original. Generally, a lime based mortar should be used as cement based products can cause decay of the brick in the longer term and care should be taken not to let mortar spread over the faces of the bricks.



You can avoid costly repairs by regular maintenance. For example, you should clear blocked gutters, repaint woodwork regularly and refit roof tiles or slates when they become loose. It will be much more expensive to carry out repairs if you leave problems to get worse.

The Council would always recommend using a specialist contractor with knowledge of traditional brickwork and historic buildings to undertake such brickwork repairs.



4.3 Roughcast and render

Original roughcast* or render to walls should not be removed unless required for repair, in which case it should be replaced. Take care to match the existing colours and texture. The composition of the roughcast or render should be established before the right material can be chosen for repair. If it is possible, rendered surfaces should be left natural and not painted. Where roughcast or render is painted, white paint should be applied which does not require Planning Permission.

4.4 Repainting and other wall coverings

Original brickwork, keystones, stonework or pebbledash should not be painted or covered with any other artificial finishes. If architectural details are covered over, this can spoil the appearance of the property. Moreover, it may trap moisture and cause serious damage to walls. It is usually possible to remove paint from original brickwork using a specialist contractor. Where brickwork has been painted, and it is not possible to remove the paint without damage to the bricks, there are restrictions on colour and paint type. **Add in painting half timbering**

Please call the Planning Service on 020 8937 5210 for advice on how to remove paint and clean the brickwork.



4.5 Tile hanging

Some houses in Mapesbury have areas of tile hanging, which are standard plain clay roof tiles applied to the walls on timber battens. Sometimes, bands of specially shaped tiles are added. Tile hanging can easily be repaired or replaced if necessary. Make sure that new tiles match the plain clay originals.



4.6 Roofs, chimneys, gutters and drainpipes

Many roofs in the area are covered in Welsh slate tiles which are decorative and have a variety of shapes (e.g. Keyes Road, Walm Lane, Hoveden Road etc.) although other properties have plain clay tiles (e.g. parts of Mapesbury Road Teignmouth Road, Dartmouth Road).

If you need to carry out repairs, it is usually possible to re-use seventy five percent of original slates. However, if replacement is necessary, care must be taken to match the colour, texture, size and materials of the originals, as slates and clay tiles come in many shapes and sizes and different weathering properties. Where the roof material being replaced is not the same as the original, the new material should match the original appropriate to the house

Most ridges are finished with crested terracotta roof tiles and topped with finials where the ridges meet gables or form apexes. These should be maintained and restored. Where possible, if these have been removed they should be replaced. Where Building Regulations require that the roof space should be ventilated, the traditional method is to ventilate from under the eaves and at the ridge, do not use off-the-shelf plastic ventilator tiles.

Existing barge boards, half-timbering or other boarding should be treated with a shade of dark brown wood preserving stain that relates to the existing and adjoining properties. The Council will not give Planning Permission for garish colours that stand out and break the uniformity of the streetscene.

There are many different styles of chimney in the Mapesbury Conservation Area. In some cases they were built using decorative bricks and they are an important part of the character of the area and must not be taken down or altered. Please keep your chimney in good repair. A chimney helps ventilate your house and if you need a new flue for a new central heating system it can be run inside the existing chimney.

It is essential to keep your gutters and drainpipes in good repair because leaks can cause damp problems in walls, which may cause expensive problems inside your home. The original gutters and drainpipes in the conservation area were cast iron. If you need to replace your gutters and drainpipes you may be able to use painted cast aluminium, which can look similar to Cast iron. Check it matches the original and paint it either black or another dark colour to match your paintwork. If you have to install new rainwater goods, please retain decorative cast iron hopper heads*.

All plans and elevations will need to show these original details including tiles, finials, position of gutters and drainpipes etc.



4.7 Satellite dishes and aerials

Satellite dishes and aerials must be fixed to the back of houses. Do not place them where they can be seen from the street, on the chimney, or on your roof. You will not normally get permission to fix dishes in these locations. Please contact Planning Service on 020 8937 5210 or planandbuild@brent.gov.uk for advice on more appropriate options. Cable television should be considered as an alternative which does not require the installation of a dish.

4.8 Gas, electricity, water service boxes & burglar alarms

We urge all utility companies to respect the special architectural qualities of the properties and wider the conservation area. If at all possible, this type of equipment and their casing is best housed inside the property or on side returns. Where there is no alternative, and they need to be on the front elevation, meter casings are best when they are finished in a colour that matches the building.

Burglar alarms should be located in a position that enables them to be a deterrent without dominating the front elevation of your home.

4.9 Solar panels and other environmental installations

The Council encourages environmental improvements, but also recognises that many installations are not appropriate for conservation areas.

Most external installations can be visually intrusive and will require Planning Permission. For example, the installation of thermal insulation will seriously affect the character of the building. This should always be installed internally. Similarly, ventilation systems and the associated need for copious weep vents, passive vents and other inlets can have a serious impact on the appearance of the property.

It is always best to install or situate mechanical installations such as ground source heat pumps internally where possible because of the noise nuisance as well as the visual impact. If installations are deemed acceptable and have to penetrate the wall externally, the environmental technology should not impact on the character of the building or the appearance of the conservation area.

Solar panels will not be granted permission on roof slopes facing or visible from the street. On the rear of properties consideration must be given to the size and design of solar panels. Panels should be set as close to the roof plane as possible. To achieve this, many manufacturers provide an in-roof

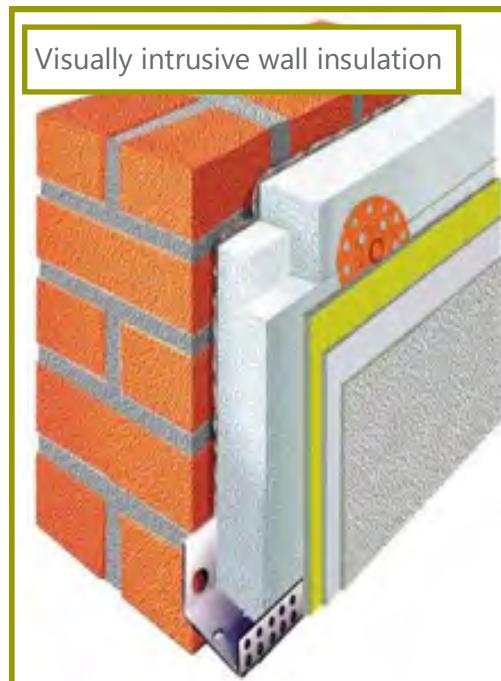
system where the panels are recessed flush with the roof tiles. Please contact Planning Service to discuss appropriate options.



Well placed satellite dish



Discreet gas box



Visually intrusive wall insulation



Solar tiles flush with roof

Dartmouth Road, Brondesbury, N. W.



5.0 Gardens

Gardens are as important to the character of Mapesbury as the houses. This includes the actual garden layout, boundary treatment and paving. In addition to their aesthetic and environmental value, shrubs and plants can provide privacy and security. Alterations to gardens usually come about through the need for off-street parking. **However, the Council will only grant off-street parking in exceptional circumstances. See section 5.8.**

Where re-paving or a new layout is proposed the Council will look to ensure that there is a carefully designed layout in keeping with the character of the property and the street. The Council will expect there to be an overall improvement, enhancement and reinstatement to the design.

5.1 Front gardens, walls, fences and boundaries

The original front gardens are a distinctive feature of the Mapesbury Conservation Area. Front gardens that have planted soft landscaping features enhance the appearance the property and the conservation area. The removal of garden walls and hedges and the formation of hard surfaces will only be permitted where they form part of an acceptable off-street parking and landscape scheme (see section 5.8) and where boundary enhancements are secured.

The depths of front boundaries vary within Mapesbury; streets such as Keyes Road have relatively shallow front boundary depths. Care should be taken to retain the original front path to the door with the remainder being landscaped. Some properties have more generous front boundaries, with some having depths of up to around 6 metres or more including parts of Walm Lane.

Where front boundaries have been lost, the Council will only support traditional front boundary walls, railings, gates and piers being replaced or reinstated. Walls and piers should be built to match the original boundary design for the property and the particular road. Individual houses and roads have different requirements for frontages and detailing. The maximum height of a front wall usually is around 10 brick courses, although many are lower. Original front gates were in timber or cast iron. Again the design differs for the street.

You will need to assess the original context of your street to decide what is most appropriate, although advice can always be sought from the Planning Service. For example, the pedestrian entrance must be separate from the

driveway entrance (not combined). There should be a separate pathway leading to the front door and the whole garden layout reconsidered within this context.

As an example, some properties in the Mapesbury Conservation Area have a 'battered' wall appearance (i.e. traditional brick and clinker walls that taper towards the top with engineers brick base) with a thick coping stone including parts of Dartmouth Road and St. Gabriel's Road. These boundaries originally had a horizontal wooden bar over the coping between pointed timber gateposts and wooden gates (as the old postcard on page 37).

Keyes Road was designed with a dwarf wall and stone coping with decorative cast iron railings and metal gate. In Walm Lane the gates were of an unusual wooden braced design (as illustrated in the postcard on page 7).

Stone pier caps can be a different design depending on the design of the house, the section of the street and the road. Dartmouth Road for example has a 'Ω' shape design. Other designs can be seen on page 40.



Side boundaries between neighbouring properties within the front garden often consist of timber feather edge boarded fences of up to a metre in height. Dwarf brick boundary walls also feature with clipped hedges. In Keyes Road railings sometimes separate the properties.

Within the front garden it is important to consider how the party division will affect the appearance of the conservation area but also your neighbour's amenity. Anything over a metre in height or bulky is unlikely to be acceptable.



Examples of decorative stone pier caps in the Mapesbury Conservation Area

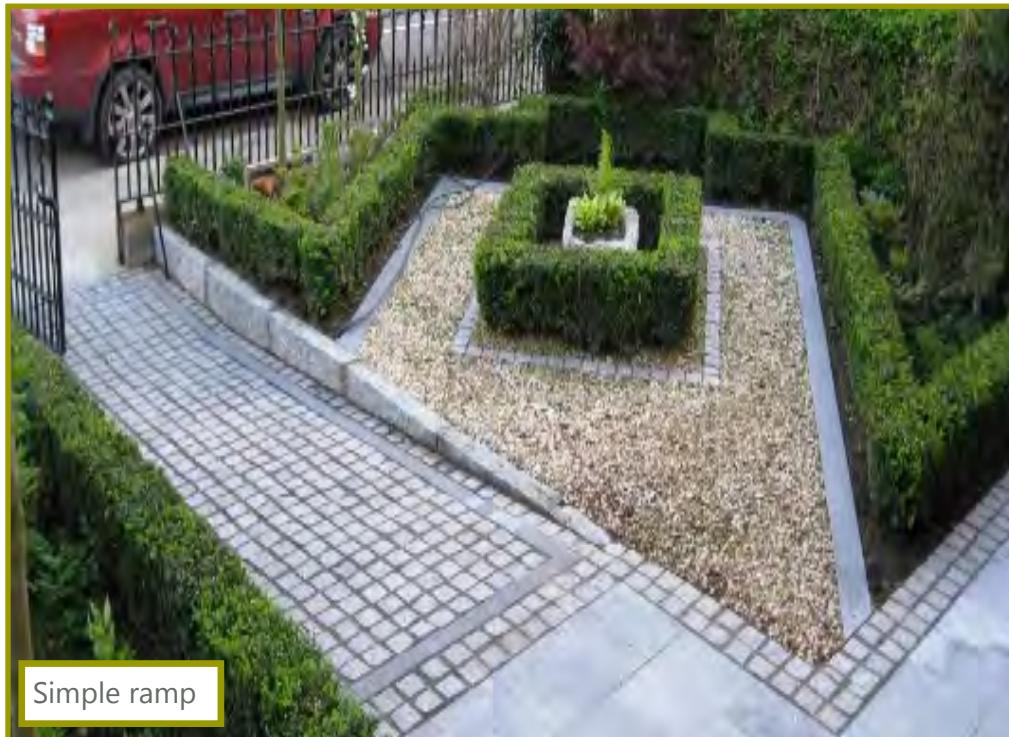


5.2 Front paths

There are a number of different approaches to the design of paths in Mapesbury, including stone pavers, small quarry tiles* (laid to decorative tessellated patterns) and terrazzo* (with contrasting border patterns). These should always be repaired and retained as these important elements as they help to define character. It is possible to repair these paving systems and salvaged or new materials can be sourced. Where they have been lost, as part of any new hardstanding or parking scheme, the Council will insist that they are replaced. Please contact the Planning Service on 020 8937 5210 or planandbuild@brent.gov.uk to discuss appropriate options.

5.3 Ramps

In some cases, depending on your circumstances, there may be need to introduce a ramp to gain easier access to your home. Consideration should be given to not just the ramp itself and what material is suitable but also to handrails and handles. A portable ramp may be better than some form of concrete pathway which damages the frontage of the property.



5.4 Front garden trees, hedges, shrubs and planting

The old image of Anson Road (page 45) gives a clear indication of the original front gardens showing ample planting and lush hedges. Originally, the Mapesbury Estate had rather simple front gardens formally and neatly set out with flower beds and maybe a lawn and pathways leading to the front doors.

Smaller garden trees play an important role in Mapesbury with Acers, Cherries, Crab apples, Magnolias, and many other smaller species adding to the beauty and biodiversity of the area. An appropriate choice of front garden tree makes a valuable contribution to the streetscene.

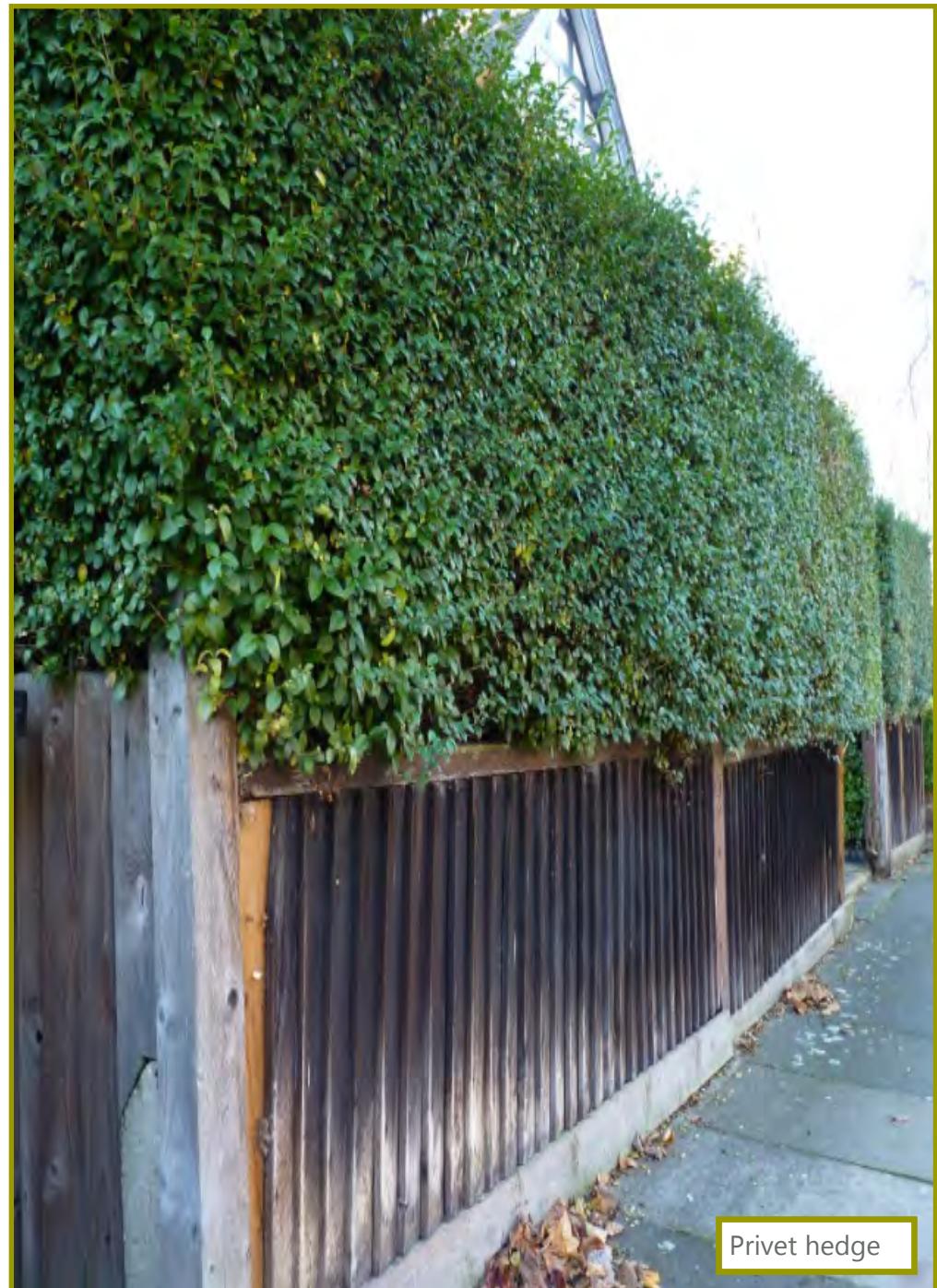
Hedges also played an important role by adding to the character and setting of the dwellings. The majority of hedges would have been privet although holly and yew were also a popular evergreen hedge. Hedges would have typically been trimmed to a height of 1.2-1.5 metres. Ionicera, box and beech are also good hedging choices that can easily be maintained in a formal or semi-formal shape.

The removal of hedges would drastically alter the natural/urban balance within Mapesbury. Hedges should be retained (if you have them) and front garden alterations will be expected to re-instate hedges where possible.

Over time, the range of available plants has increased immeasurably along with peoples tastes. The Council does not want to be too prescriptive with regards to planting but would urge those redesigning their frontages to work with the spirit of the time their property was first constructed. However, artificial grass is considered unacceptable.

5.5 Rear and side gardens

The rear gardens across the Mapesbury Conservation Area vary in length and a few have become substantially wooded and lush. Some properties, particularly where they are situated at the end of the terrace, have substantial side gardens rather than rear. These side gardens are especially visible because they face the main road. You do not need Planning Permission to lay a path or paving at the rear as long as the garden does not face a road.



Privet hedge

The Council urge all residents to consider their hedges and trees and the impact they may be having on others and to take specialist advice when pruning works are required. They not only form part of the character of the conservation area but are important for biodiversity and wildlife. More advice on trees can be found in section 5.12.

You do not need Planning Permission to plant a hedge or a tree in your rear garden. The maintenance of hedges and trees is sometimes an issue especially where they overhang a neighbouring garden or building. Traditionally, hedges and boundaries were no more than 1 metre in height. Two metres has become acceptable norm and part of the established character.

5.6 Rear fences and boundaries

The side and rear boundaries between neighbouring properties consist of timber feather edge boarded fences of around 2 metres in height. Closer to the rear elevation of the properties, a brick boundary wall usually separates buildings.

You do not need Planning Permission to erect a boundary fence or wall which is under 2 metres in height unless your rear garden faces the road or you own a flat or maisonette. Any boundary over 2 metres is unlikely to be acceptable, but where security is an issue, a more robust alternative may be considered. The Council encourages the planting of boundary hedges as this was the original design of the estate.

5.7 Bins and cycle storage

Carefully designed and located bin storage is required as part of any new landscaping scheme. This is because unsightly bins can damage the visual amenity of an area and contribute to increased levels of anti-social nuisance. Space for bin storage should be considered from the beginning of the design process in order to avoid compromising the overall design of the scheme by retrofitting bin stores into front gardens. Bin stores should be considered alongside other ancillary services that may be required in a scheme such as cycle parking, lighting and landscaping.

The location is key, and for most properties within Mapesbury there is room for such structures along the party wall. Landscaping should be used to help detached structures assimilate with their surroundings. It is important that materials should complement the design.

Likewise, with cycle stores, these should be carefully considered early in the design process and located away from the very front of the property

towards the side or flank position. If cycle stores are in public view it is particularly important that materials should complement the design.

5.8 Garages

Only a very few houses in Mapesbury have garages. Original garages make an important contribution to the character of the Mapesbury Conservation Area and their retention will be encouraged. However, where it can be demonstrated that an original garage is too small to accommodate a car then the Council may consider proposals for a replacement. If you want to replace an existing one, the design must be in keeping with the house. It should have a steep pitched roof with wooden side hung doors that incorporate top hung windows. A decorative gable-end with half timbering will ensure that your garage will preserve the character of the conservation area. It should be set well back from the front wall of the house. Where there is space for a new garage, the appropriateness will be judged on its individual circumstances. Where an existing garage is to be converted to a habitable room, features of the original garage (including the retention or re-provision of side hung timber garage doors) should be retained to preserve its character as an original garage.

5.9 Carports and pergolas

Planning Permission will be refused for carports and pergolas within the front garden area. This includes standalone tented structures, glazed structures, timber-framed-trellis work and fixed metal canopies. These structures were not envisaged as part of the original estate design. They therefore standout, and the cramped nature of many of the gardens mean that such structures are overbearing in nature.



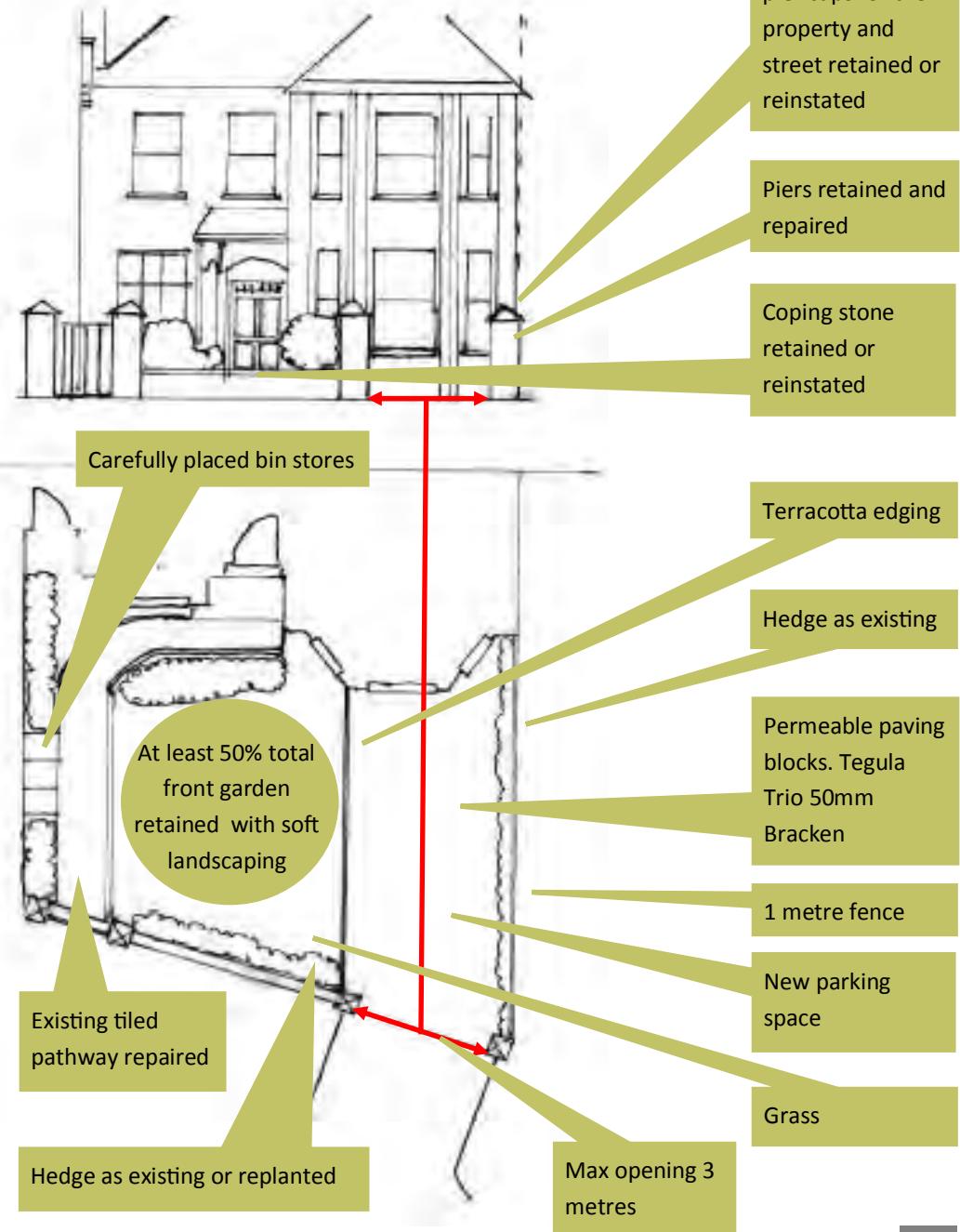
5.10 Off-street parking

In exceptional circumstances the Council may grant permission for a standard off-street parking space where at least 50% of the total front garden area will be retained and is suitably landscaped with soft planting features. Planning Permission will only be given to properties with the most generous front boundary depths. Existing original pathways to the front door should remain (see 5.3) and where lost it should be reinstated.

Any new hard surfaces should be formed using traditional, permeable materials. The most sustainable are natural stone pavers, although other materials such as stone setts, traditional looking permeable pavers and loose gravel (with a lip to retain stones on the driveway) may be acceptable.

If a new access point is permitted as part of the proposal, the remaining boundary walls must be carefully considered and properly finished. For example, the pedestrian entrance must be separate from the driveway entrance (not combined). There should be a separate pathway to the front door and the whole garden layout reconsidered within this context. New piers replicating the original design for the property and street may be required. The boundary wall may need to be raised-up or rebuilt to an original design. Most of all, the remaining boundary must continue to provide a sense of enclosure to the garden, be stable and have a continuous original appearance.

No access must block or impede the pedestrian pathways to the house. Planning Permission for off-street parking spaces will also be subject to assessment by the Council's Transportation Unit. Further guidance on the Council's standards for off-street parking can be found on the Council's website www.brent.gov.uk



5.11 Rear and side garden buildings and structures

The rear gardens across the Mapesbury Conservation Area are subject to their own Article 4 protection.

The shallower gardens, usually up to 10 metres in length, include places such as Dawlish Road and other plots on the corners of roads, such as the 'Mondesfield' properties on Exeter Road. Gardens up to 20 metres in length include many properties on Keyes Road and Hoveden Road, whilst those between 20 metres and 30 metres in length include many properties on Exeter Road and St. Gabriel's Road. Dartmouth Road, Teignmouth Road, Mapesbury Road and Walm Lane often have the largest gardens, often more than 30m in length.

As with extensions and alterations to the main house, new buildings or structures within rear gardens of the conservation area must preserve or enhance the character and appearance of the area, the property, and the garden.

The following will be used by the Planning Service to guide its assessment of the acceptability of such proposals:

All outbuildings should usually be constructed with traditional materials such as brick, timber slats and a felt roof. They should be screened with soft landscaping to reduce their impact. A rendered or pebbledashed structure may be acceptable, but would have to be considered on its merits. Careful fenestration detailing will be required to match that of the house. PVCu conservatories or outbuildings with PVCu windows are unlikely to be considered acceptable.

In gardens of between 10 and 25 metres in length, the general maximum size of individual garden buildings should be no greater in plan (footprint) than 1/5 (20%) of the overall length and 1/2 (50%) of the width of the garden. The buildings should be located in the rear 1/4 (25%) of the garden. The maximum footprint is 15m². The maximum height to the eaves for a pitched roof is 2.1 metres and 2.5 metres maximum overall height for a flat roof. Buildings of this size will normally be required to be set away from joint boundaries by at least 1m to reduce their impact and screening in the form of soft landscaping will be required.

New buildings within gardens of longer than 25 metres or less than 10 metres will be assessed on their individual merits. However, they should generally comply with the building proportions described above or less

depending on the circumstances.

Outbuildings in very small rear gardens are likely to unacceptably reduce the size of the garden or prevent the future extension of the house. You should also check that you comply with the Council's further guidance 'Altering and Extending Your Home' (SPG5).

If you wish to position your building within the first 3/4 (75%) of your garden the Council will assess your application on its individual merits. However, it is likely that a building in this location will have to be significantly smaller than the proportions of buildings described above. Where your gardens abut a neighbour's garden you may have to reduce the size and scale of your proposed building to reduce the impact on the neighbouring garden and views out of your neighbour's house.

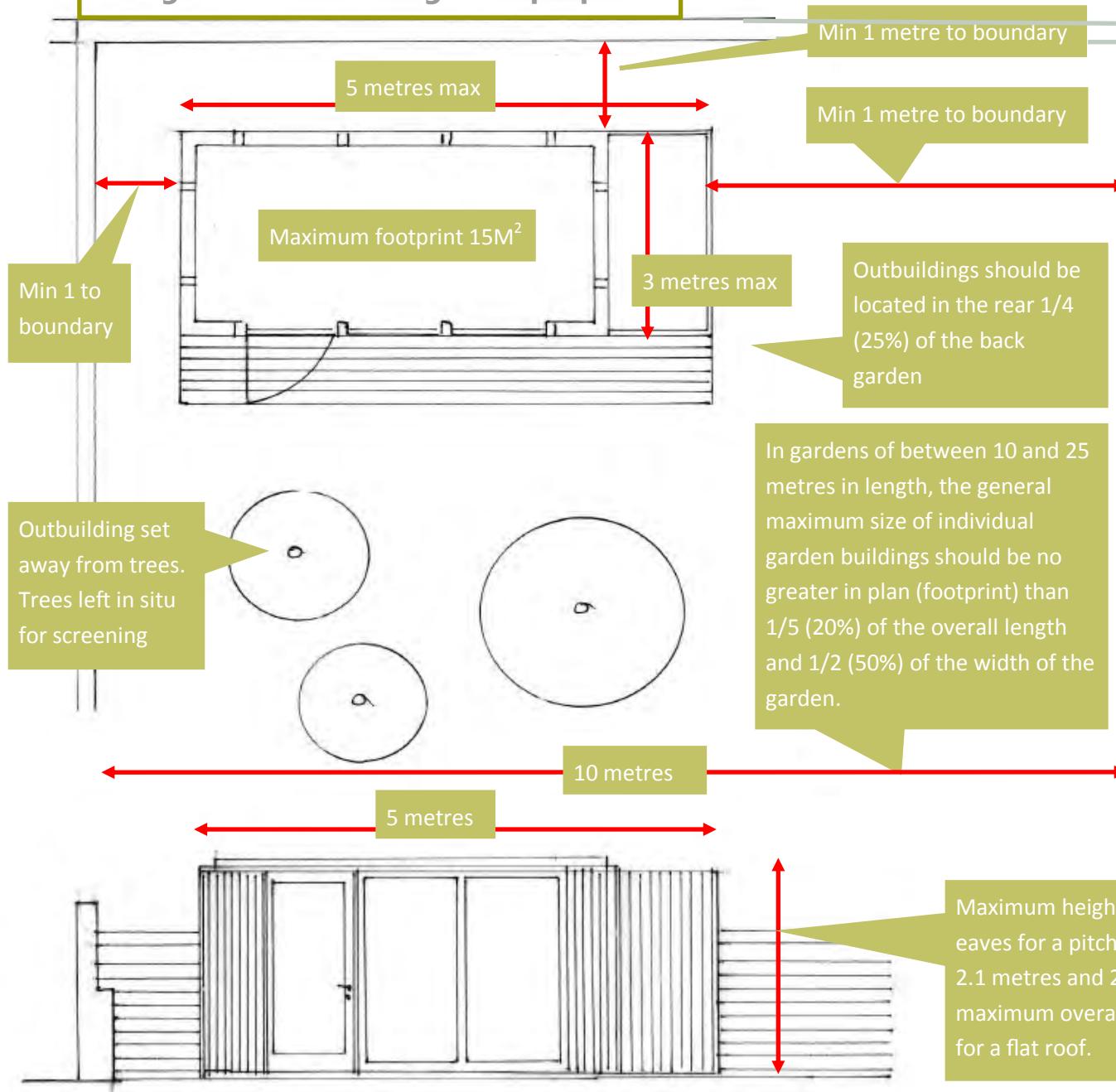
The Council will not grant Planning Permission for the creation of a new and separate dwelling house: the building must have an ancillary use to the main house and garden.



Out building in a traditional style and materials

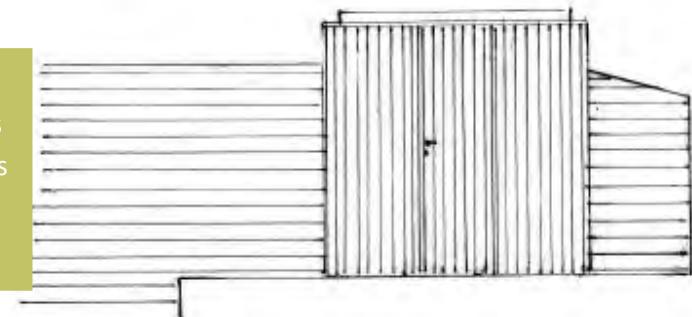
Trees are often damaged and sometimes die as a result of the inconsiderate construction of back garden buildings and hard landscaping works. Where the placement of a building could result in the loss or damage to a significant tree, either in the applicant's garden or within a neighbouring property, consent may be refused unless a suitable design solution that retains the tree(s) can be found. In the event of a tree being removed for development regardless of its condition, a replacement tree(s) will be required to mitigate the loss.

Rear garden outbuilding — as proposed



Outbuilding – material details

- Western reddish brown cedar panels
- Western reddish brown cedar panels to side shed
- Powder coated metal coping RAL 5004 Black
- Double glazed single stained hardwood timber door
- Double glazed sealed powder coated window units RAL 5004 Black
- Standard stained timber decking



5.12 Trees

There is now a wealth of evidence on the many benefits of high tree canopy cover, including improving: physical and mental health; air quality; water quality; water management (reducing flooding); shading; cooling through evapotranspiration; as well as the more obvious benefit of improving biodiversity and wildlife. Larger forest type trees provide greater benefits and older trees generally support more biodiversity.

All trees within the Mapesbury Conservation Area that have a stem diameter greater than 75mm when measured at a height of 1.5m above ground level are legally protected. You will need to provide the Council with six weeks' written notice of any works you may wish to carry out.

Written notice can be in the form of a letter or email, although you may wish to use the Local Government Planning portal where you will find a form for works to trees covered by tree preservation orders and within conservation areas. Your notice or application must contain full contact details including your postal address, the location and species of tree(s). Importantly you should also provide a detailed description of the type of work you wish to carry out along with a site plan.

In addition to conservation area protection, some trees may also be subject to a **Tree Preservation Order**. You can find out more about tree preservation orders at <http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/tree-preservation-orders-general/> or by contacting the Council's Landscape Team at planningstrategy@brent.gov.uk The Council can also provide an up to date list of Arboricultural Association approved Tree surgery contractors.

As the Mapesbury Estate developed, many forest type trees were planted or self seeded on the boundaries of back gardens. Many of those trees still exist and due to their size and maturity may need special care and attention. As well as making an important visual contribution to gardens and the conservation area as a whole, large forest type trees are better for the environment and providing habitat for all types of fauna. Where large trees have to be removed, the Council encourage the planting of suitable tree species especially where they provide further benefits for native wildlife.

The maintenance of trees is sometimes an issue especially where they overhang a neighbouring garden or building. The Council urge all residents

to consider their trees and the impact they may be having on others and to take specialist advice when pruning works are required. The Arboricultural Association is a good starting point when choosing a tree surgery contractor or engaging a tree consultant with regards to building works.

The Council discourages the use of Lawson and Leyland cypress as a hedge or screen as these fast growing trees can very quickly get out of control and become a nuisance. Similarly, you do not have to remove Japanese Knotweed from your land but you could be prosecuted for causing a nuisance if you allow it to spread onto anyone else's property. Please note the Council does not deal with the growth of Knotweed on private property.

Residents are reminded that it is an offence to carry out any works to trees without the written consent of the Council. For more information and advice, the Council's Landscape Team can be contacted at planningstrategy@brent.gov.uk





Tree lined streets

6.0 Getting permission

When planning any changes to your home, including maintenance, it is likely you will require Planning Permission.

6.1 Planning Permission

It is very important to remember that the Article 4 Direction planning controls placed on the conservation area by the Council are legally binding. In addition to standard planning controls, you must apply for Planning Permission for any of the work listed in Section 2.1. It is always best to call the Planning Service on 020 8937 5210 or planandbuild@brent.gov.uk to find out whether you need to make an application.

6.2 Works to trees and Tree Preservation Orders

In conservation areas it is necessary to give 6 weeks written notice to the Planning Service before removing or lopping a tree that has a trunk diameter exceeding 75mm at a height of 1.5 metres. In the written notice you should include a description of the tree, its location, what work you intend to do and why. Some trees may also have Tree Preservation Order.

The Council can take enforcement action against you if you carry out work without permission. You may be required to undo the work and reinstate original details at your own expense. If you need to contact the Enforcement Team to report a breach of planning, it can be contacted at planningenforcement@brent.gov.uk

For more information on works to trees see sections 5.12.

6.3 Building Regulation approval

You will need Building Regulations Approval for most alterations and extensions. You will need to check with the Council's Building Control department before you start the work. Please remember that you may need Planning Permission even if you do not require Building Regulations Approval and vice versa. Building Control may be contacted at BuildingControl@brent.gov.uk

6.4 How to apply and Heritage Statements

You will need to fill in a Planning Application form which can be obtained through the Planning Portal www.planningportal.gov.uk Clear existing and proposed plans are required. The Council recommends that you use a qualified architect or similarly skilled professional to undertake the drawings.

As part of the application a **Heritage Statement** is required. This should include all of the following:

- An assessment of the building or property and the conservation area (in context) which may be affected by the proposed development,
- An assessment of the impact of the proposed development on the building or property and the conservation area; and
- A mitigation statement outlining measures to address any impacts of the proposed development on the building, property or conservation area.

The amount of detail that is required in a heritage statement will vary according to the particular proposal. A **Design and Access Statement** will also be required for the provision of one or more new houses or the construction of a building or buildings where the floor space created by the development is 100m² or more.

Please refer to the Council's website www.brent.gov.uk for further guidance on submitting a Planning Application in a conservation area. There are specific guidelines on certain necessary **Validation Requirements**.

The Planning Service aims to determine household and minor planning applications within 8 weeks. It is likely that permission will be subject to providing additional information, such as material samples to be approved on site, before the work can be undertaken. A proposal which does not adhere to the guidance or a contemporary design may need further submissions to assist the Council. This may include larger scale drawings, perspectives, photomontage, models, details and samples.

6.5 Specialist help

To make repairs and alterations that preserve or restore the character of the property, a specialist supplier or craftsmen may be required. Some of the materials and skills may no longer be in common use and may take time to find. Please check with the Council's Planning Service if you are in any doubt. It might be able to source local specialist assistance.

Specialist services and supplies are sometimes more costly than the mass-market, ready-made alternatives, but not always. In most circumstances specialist help need not cost more. However, when it does, many residents view the extra expense as an investment. If you preserve or restore the original appearance of your house, this can help to maintain or even increase its value.

6.6 Explanation of technical terms

Brick bond: Arrangement of bricks in a wall, combining bricks laid lengthways (stretchers) and bricks laid widthways (headers).

Casement window: A window which is side or top hung and opens on hinges within a smaller sub frame, called a casement.

Console bracket: A decorative wall bracket which supports a bay window, porch, part of a roof or other feature that projects out from the house.

Cill: The bottom section of a window frame that projects out from the wall to allow rain to run away.

Drip rail: A section of wood mounted above the opening casement of windows to shed water away from the opening when opened.

Eaves: The junction of the wall and the lower edge of the roof.

Glazing bars: The bars of wood which separate individual glass panes in a window.

Half timbering: Often called 'timber framing', this means timbers applied vertically or horizontally to the walls of houses as a decorative feature. The timbering can also be formed of render to provide the same appearance.

Jambs: The side section of a door or window frame.

Leaded light: A window made of small pieces of glass joined by strips of lead.

Parapet: A section of a wall that projects above the eaves of a flat roof.

PVCu: Unplasticised Poly Vinyl Chloride. This usually refers to plastic windows.

Roughcast: Rendered wall finish with small stones added to the mixture.

Sash window: A window that has two frames fixed one above the other that open by being moved up and down.

Spalled bricks: Bricks that have lost their front faces through frost damage.

Terracotta details: Specially shaped and moulded clay masonry used as decorative features.

