

Homestead Park Conservation Area

Character Appraisal

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1.0 Introduction

1.1 The Appraisal

This appraisal will identify, analyse and describe the historic and architectural character of the Homestead Park Conservation Area. It will identify the factors that lead to the declaration of the Conservation Area. It will highlight the prevailing quality, level of preservation of the details that define the character of the conservation area.

The analysis will consider the merits of the layout, streetscape, buildings and the natural environment. It will identify the principal elements of these factors that define the character and establish how the ongoing alteration of these essential elements and gradual development has either preserved or detracted from the overall quality. Following on from the appraisal a series of recommendations will be produced.

The appraisal will outline a strategy for the future of the area suggesting further protection and controls that will prevent future decline.

Homestead Park Conservation Area was originally designated in January 1993. The conservation area provides a broader context and directs and protects views into and out of the area whilst forming a coherent boundary to a readily definable area.

To protect the Conservation Area from detrimental change through permitted development, an Article 4(2) Direction was applied. This was part of a wider application of special control to all the borough's historic areas.

List of properties within the Conservation Area:

Homestead Park	1-23
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1.2 Planning Policy Context

Definition of a Conservation Area

Conservation Areas are areas of special architectural and historic character with an overall quality worthy of preservation and enhancement. The strength of their character is dependent on the way the individual buildings and gardens compliment each other. The Local Planning Authority is responsible for designating Conservation Areas from the law set down in the Planning (Listed Buildings and Conservation Areas) Act 1990. 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 detrimental to the area.

Statutory Framework

Local Authorities are obliged by the Planning (Listed Buildings and Conservation Areas) Act 1990, to undertake periodic reviews and re surveys of their Conservation Areas. The Act requires this to ensure that Conservation Areas retain the character that brought about their designation. If Conservation areas retain their designation but do not retain their essential character, they undermine the credibility of a Conservation Area status. They also dilute the available resources for Conservation Work.

Designations

The standards by which historic areas are judged worthy of Conservation Area status have changed significantly, (In particular since the publication of PPG15 in 1994). Conservation Area assessment has become more stringent to prevent the designation of areas that either, have very low levels of building and landscape preservation or, are designated for strategic reasons. The Borough like many other Local Authorities has a number of Conservation Areas that were designated some time ago and which are no longer of a sufficient standard to retain their designation as Conservation Areas.

Policy Context

Conservation Areas are protected by hierarchy of policies at national regional and local levels. The Planning (listed Buildings and Conservation Areas) Act 1990 sets out the legal framework for the development and protection of the historic environment. Planning Policy Guidance Note 15 expands upon and develops the policies from the Act which together with London Plan establishes a regional frame work for the development of London's historic environment. The historic areas of the Borough are also subject to local control through the core policies of the Local Development Framework and Supplementary Planning guidance.

Change and Development

As with all Conservation Areas, Homestead Park is at risk from insensitive development. As families grow the need to extend and improve homes becomes more acute. The housing stock is also of an age where more significant maintenance work is required prompting owners to replace doors and windows and roof coverings. There is also the pressure to split larger houses into smaller multi occupancy units which not only has an impact on the houses but the setting of buildings and the number of cars that residents want park off street. However, residents are becoming more aware of the value of an historic house and its location in an area of character and more owners are keen to retain the "original features" that prompted them to buy their home. The Conservation Areas of Brent are all now protected by an Article 4

Direction which should help to stop the decline in character through permitted development and possibly, in time, reverse the influence of unsympathetic development.

2.0 Location and Setting

2.1 Location and Context

The Conservation Area covers one street within the Dollis Hill Ward of the London Borough of Brent. The area consists of twenty one dwelling-houses and is located on the northside of Dollis Hill Lane.

In the late 1920's Neasden's suburban expansion encroached along Dollis Hill Lane posing a threat to the once famous Neasden Golf Club. As part of this housing pressure, the proposals for a cluster of twenty houses by William E. Sanders were granted bye-law permission in 1926. The estate known as Homestead Park represents an out-of-the-ordinary development in suburban housing and forms an enclave of distinctive character.

2.2 General Character and Plan Form

Homestead Park's physical character is unique within the Borough. The Y shaped tetra-detached suburban houses are arranged off a steep narrow road, accessed from Dollis Hill Lane. The individual forms of access and boundaries of the properties are particularly interesting due to the dwelling form and density.

Hedges play an important role by adding to the character and setting of the dwellings. These privet hedgerows, typically trimmed to a height of between 1.2-1.5 metres serve to define boundaries and identify access points lining small pathways to the rear dwelling of each cluster. The open plot towards the north west of Homestead Park was planned for a pavilion and tennis courts creating a social function seemingly exclusive to local residents. However, development did not progress from first stages of development

Thus Homestead Park's distinctive character and urban form creates an enclave somewhat disconnected from the surrounding suburban landscape.

2.3 Landscape Setting

The estate was formed due to the encroachment of suburban housing onto what was formally open land of amenity value, and the once famous Neasden Golf Club. In context, east of the plot lay Dollis Hill Farm, to the

south lay Gladstone Park which had been officially opened in May 1901, with the golf course located north of the plot. Neasden Green lay to the west, at the junction of Dudden Hill Lane and Neasden Lane, incorporating a number of large houses and estates.



Homestead Park landscape setting

The layout may have been influenced by the larger housing in Neasden Green as well as the character of Dollis Hill Farm. The name Homestead Park has farm/cottage connotations especially using hedgerows to form common boundary lines between dwellings.

Homestead Park is located on a steep gradient up from Dollis Hill Lane. Therefore some properties facing a southerly direction benefit from overlooking views onto Gladstone Park and neighbouring gardens. Bay windows on south facing properties particularly enjoy maximum light and outlook onto Gladstone Park. Most dwellings benefit from the seclusion of trees, hedges and shrubs reflecting the 'Garden Village' ideal that William E. Saunders was seeking to create.

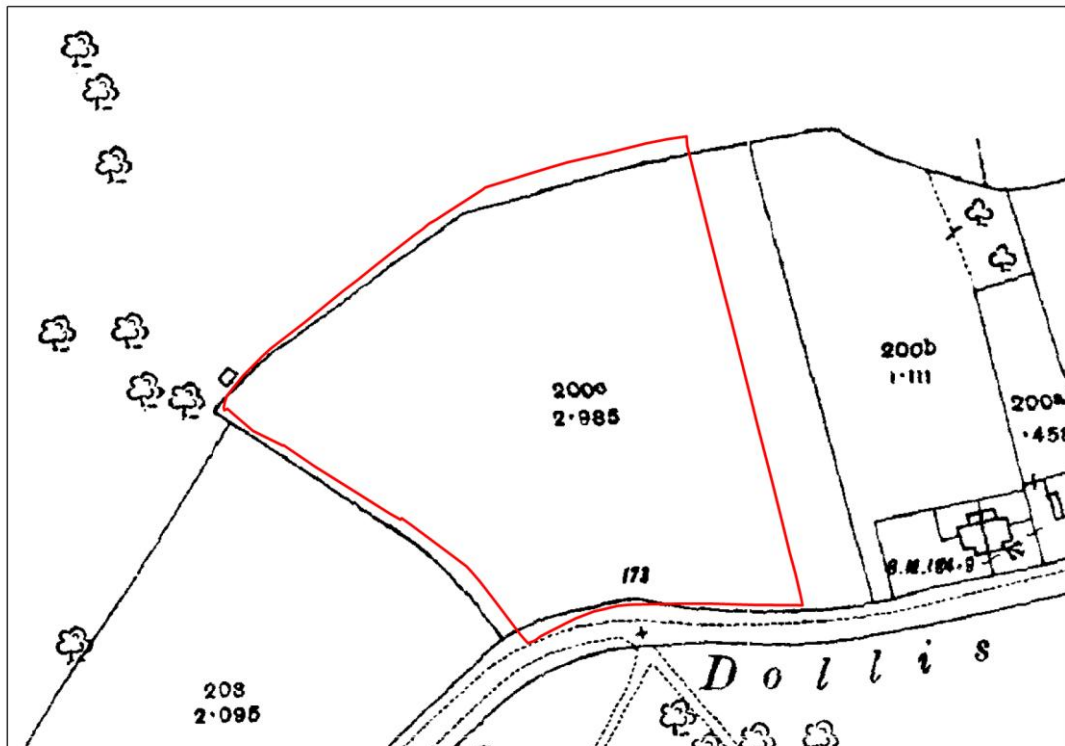
3.0 Historic Development and Archaeology



Homestead Park Conservation Area - C.2005



Homestead Park Conservation Area - C. 1940



Homestead Park Conservation Area - c. 1910

3.1 Origins and Historic Development

By the time of the First World War the suburban expansion of Willesden along Neasden Lane and Dudden Hill Lane had reached the outskirts of Neasden, which was then a rural village. Neasden Green incorporated a number of large houses and estates whose owners were resisting the suburban tide. Gladstone Park, on the south side of Dollis Hill Lane and Neasden Golf course to the north were acting as barriers to further development.

The break up of the Neasden estates and the catalyst of development, came in the form of the North Circular Road from Neasden Lane to Edgware Road which began in January 1921 and was completed two years later. The North Circular Road opened up the Brentwater estate on the north side of Dollis Hill Ridge to housing development in the late 1920's. This period of encroaching development posed its greatest threat to Neasden Golf Club, which began with the selling of a slice of land for housing development in 1926.

The 1926 suburban encroachment lay just west of the 'Scottish Cottages' (now locally listed buildings) which were built in 1860 for grounds staff for Lord Aberdeen who resided at Dollis Hill House, east of what is now Randall Avenue. William E. Saunders' initial ideas of 'the Garden Village' development were extended in 1926, and approval was granted for a cluster of twenty houses, known now as Homestead Park.

3.2 Archaeological Significance and Potential

There are no records of archaeological remains being discovered during construction of the estate as the site was predominately open agricultural land, though recently Roman remains have been unearthed on Dollis Hill.

4.0 Spatial analysis

4.1 Character and inter-relationship of spaces

Homestead Park is a planned residential estate; however its ideals and formation make the area unique in the whole of the Borough. The area is developed around a singular narrow street which focuses on Gladstone Park. The tetra-detached dwellings and mature hedgerows are a defining feature of the Conservation Area. The outlook of the properties onto the neighbouring large gardens provides a more open character to the narrow plot.

The estate as a whole constitutes an attractive suburban area characterised by individual compositions of cottage style housing within large gardens and defined separate plots with the use of hedgerows.

4.2 Views and Vistas

The most significant views both within and outside the Conservation Area are from the northern end of Homestead Park, downwards through hedgerows and houses towards Gladstone Park. The nature of Homestead Park is such that some views are somewhat restricted due to its seclusion. However the properties are positioned with the largest living rooms facing south overlooking other properties in Homestead Park down to Gladstone Park. Trees and hedgerows play a major part in screening and providing a landscaped outlook for residents.

5.0 Character Analysis

5.1 Definition of Character Zones

Homestead Park is a well defined area along a singular road off Dollis Hill Lane; therefore there are no significant changes within the character boundary or sub areas.

5.2 Activity, Prevailing and Former Uses

The Homestead Park Conservation Area was a purpose built housing development of the 1920's. The land was previously open space, and thus does not appear to have had any impact upon the setting and development of the dwellings.

The previous large Neasden estates and the Scottish Cottages may have been an influencing factor in the design of dwellings. The land use has remained consistent to this day.

5.3 Architectural and Historic Qualities of the Buildings

The character of the Homestead Park Conservation Area is defined by the tetric-detached housing form, which are uniform along the narrow plot. The planned settlement has distinct architectural features which are unique to the Conservation Area.

The Y shaped clusters have the principle chimney stacks located in the middle of each cluster. Each cluster has different characteristics and architectural features, which are shared among the plot.



Simple half timbering to the first floor

Essentially there are two types of elevational treatment applied to the standardized plan form. One is quite plain

with half timbering to the first floor, and second slightly more decorative, adding a diamond design to the half timbering surrounding the first floor windows. There are three elements to each dwelling: red brick plinth, rough cast, and either half timbering or half timbering and diamond feature.

Windows and entrances are quite distinct within the Conservation Area. Bay windows have been positioned on the south facing properties that are at higher levels, to create extra light and outlook from these dwellings. The bay windows are placed to the corner, at either end of the Y shaped cluster, thus showing the point detail to the roof of the bay and flat roofing. Corner windows are also a unique quality apparent in most dwellings. Port hole style windows to the front elevation with red brick detailing around the edges add another distinctive design element.

Porches are also a significant feature in the Conservation Area. Whilst the doors are set in, particular attention has been paid to the design of the surround using red bricks in a quoin pattern and tile creased arch.



Decorative diamond design half timbering



South facing bay windows

6.0 Audit of Heritage Assets

6.1 Contribution of Significant Unlisted Buildings

Homestead Park Conservation Area has a very unique and consistent residential character defined by the Y-shaped clusters of dwelling-houses. There are no statutorily listed buildings in the defined area. However, to the east of the plot on Dollis Hill Lane lay the 'Scottish Cottages', these two semi-detached gabled brick houses built in 1860 were built as staff cottages for Dollis Hill House.

6.2 Prevalent and Traditional Materials and Finishes

A characteristic material used in the Conservation Area and notably in the streets surrounding Homestead Park is rough casting, often with half timbering. There are also red brick details, plain clay tiles and timber windows with leaded lights.

6.3 Local Details

The majority of Homestead Park Conservation Area was constructed using methods and techniques that were common throughout the country during the rise of the suburban estate. Most materials were regionally sourced and can be found in suburban housing schemes of this period throughout London.

6.4 Public Realm Audit

The public realm of Homestead Park Conservation Area is dominated by the tarmac road with boundary hedges directly facing onto the road. The street furniture is limited with only some proprietary metallic lighting and services equipment.

6.5 Contribution of the Natural Environment

The land within the Homestead Park Conservation Area is relatively small, with only 21 dwelling-houses. However, the positioning of the houses on each plot and the presence of mature hedgerows and trees creates a wonderful green area visually attractive and attractive to nature.

Gardens are large and overlooked by neighbouring properties creating a more open and natural setting. Hedgerows, a defining feature, form ideal corridors for species diversity and also act as natural boundaries to each property.

Although there have been quite a few alterations to the dwellings, the natural environment seems untouched and should therefore be maintained as it's a vital element to the character of the Conservation Area.

6.6 Extent of loss Intrusion or Damage

Design Alterations

The character of most houses within the Conservation Area has been altered in some way, through, white rendering, PVCu windows, rear extensions, infilling of recessed porches, red brick detail around port hole windows covered with rough casting and some hardsurfacing.

Some rear extensions and replacement windows have been unsympathetic to the original character of Homestead Park, through the use of modern and cheaper alternative materials.

The formations of vehicular accesses to the properties are apparent, particularly as the houses are located along such a narrow road. Many properties have unattached garages, some original but mostly replaced, which reduces the need to create hardsurfacing in front gardens.

6.7 Capacity for Change

Within Homestead Park there are a number of threats to the Conservation Area, particularly caused by the need to extend properties. With rising house prices extensions are

becoming increasingly common. Thus increased controls over the design, scale and materials used for extensions, replacement windows and such are vital to preserve the areas natural and built environment.

7.0 Community Involvement

The Council will maintain continuous consultation with the residents of the Conservation Area. The appraisal will be published electronically to enable the document to be responsive to the changing circumstances and priorities of the residents and the need to preserve the character of the area.

8.0 Boundary Changes

In 2003 the Council undertook a comprehensive review of its conservation areas, at this time all areas were analysed for the rigour of their boundary definition and at this time Homestead Park Conservation Area is sensibly defined and will not be adjusted until the next major review.

9.0 General Condition

Homestead Park Conservation Area has suffered like all the Borough's Conservation Areas with decline in character through works carried out as permitted development. The Council has in response to this, applied Article 4 Directions to all its residential areas to prevent insensitive development. The Condition of the Homestead Park Conservation Area has declined most significantly in the following areas:

Windows and Doors

Replacement of windows and doors has been and continues to be the primary cause of character decline. The article 4 Direction and a designated conservation enforcement officer will help to reduce this type of insensitive development.

Painting

Ad hoc painting of elevations and boundary treatments has seriously detracted from the character of the area

10.0 Recommendations

The future of the Homestead Park Conservation Area is now more secure with the application of the Article 4 Direction and the publication of the Character Appraisal. However, in order to develop and enhance the character of the area the following recommendations need to be addressed:

- i) The review and publication of a Conservation Area Design Guide.
- ii) Improved liaison between the community and the Council.
- iii) Regular monitoring of completed developments their accordance with permitted plans and overall design and material.
- iv) Continued review of Conservation Area policy to respond to cultural and ecological change.
- v) Greater input into design development by Conservation trained Council officers.

11.0 Explanation of Technical Terms

Brick bond -	Arrangement of bricks in a wall, combining bricks laid lengthways (stretchers) and bricks laid widthways
Casements -	the opening sections of window frame.
Console bracket -	A decorative wall bracket which supports a bay window, part of a roof or other feature that projects out from the house.
Drip Rails -	A sill like section mounted above the opening casements of windows to shed water away from the opening.
Dentils -	Bricks set at interval to produce a decorative band
Eaves -	The junction of the wall and the lower edge of the roof
Glazing bars -	The bars of wood or metal which separate individual glass panes in a window.
Half-timber -	Often called 'timber framing', this means timbers applied vertically or horizontally to the walls of houses as a decorative feature.

Hopper head -	A cast box for collecting rainwater, which feeds into a drainpipe.
Imperial bricks -	The bricks used to build the Barn Hill houses, which are larger than today's bricks.
Jambs -	The side sections of a door or a 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.
Pargeting -	Decorative moulded or incised external plaster work
Roughcast -	Rendered wall finish with small stones added to the mixture.
Reveal -	The part of a wall that turns back towards the window frame in its opening
Sill -	The bottom section of a window frame that projects out from the wall to allow rain to run away.
Spalled bricks -	Bricks that have lost their front faces through frost damage.
String course -	A projecting band of brickwork,
Terracotta details -	Specially shaped and moulded bricks used as decorative features.

12.0 Contact Details

The Planning Service

Brent House
349 High Road,
Wembley,
Middlesex, HA9 6BZ

Email: tps@brent.gov.uk

Website: www.brent.gov.uk/planning

Conservation advice:

Regeneration Design team

Tel: 0208 937 5018

Fax: 0208 937 5207

Planning Advice:

South Area Planning Team

Tel: 0208 937 5265

Fax: 0208 937 5207

Landscape Design Advice

Landscape design Team

Tel: 0208 937 5248

Fax: 0208 937 5207

Building Regulations Advice

Building control

Tel: 0208 937 5499

Fax: 0208 937 5207

Appendix 1: Management Plan

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1.0 The Management Plan

1.1 The Management Strategy

This plan is intended to provide a focused and structured approach for the future and management of Homestead Park Conservation Area. The plan will build upon and develop the strengths, weaknesses and opportunities identified by the appraisal process and create a coordinated framework for future development. The Plan will rationalise the statutory and policy requirements with the aspirations of local residents. A thoroughly debated plan will provide a point of reference with agreed and consistent aims for all those concerned with the future of Homestead Park Conservation Area.

2.0 Policy

2.1 The Local Development Framework

The Planning Service at Brent Council will produce as part of its Local Development Framework a set of core policies for the control of development within Conservation Areas. In particular the core document will address the fundamental principle of “Preserve or Enhance” from the Planning (Listed Building and Conservation Areas) Act 1990 and Planning Policy Guidance Note 15. The core policies will deal with alterations to existing buildings, new development, the built landscape and the natural environment. Policies will also be adopted to respond to the pressures of large scale development in residential historic areas.

From the core policies a series of guidance documents which will be supplementary to the LDF will be produced. These supplementary documents will expand upon the basic policy principles giving specific guidance regarding materials, construction details and techniques for development in the Conservation Area.

In addition to the supplementary development guidance documents the LDF will identify and possibly initiate a number of “Area Action Plans” which may include the Conservation Area within its remit. The special requirements of designated Conservation Areas will be a principal consideration in the development of “Area Action Plans”

2.2 The Community Involvement

As part of the Development of the LDF the Council has produced a “Statement of Community Involvement” which outlines its strategy for consulting people who live, work and play in the London Borough of Brent. All documents produced as part of the LDF will be consulted upon using

the principles and processes described in the document. Hard copies are available from the addresses shown in contact details at the back of this document, or can be viewed on the Council website. The strategies outlined in this document will guide the Councils involvement with the residents of Homestead Park.

2.3 Conservation Area Designation: Council

The management of the Conservation Area will be at all times legally regulated by the Planning (Listed Building and Conservation Areas) Act 1990. The Council will discharge its responsibilities under the act to “Preserve and Enhance” the character of its Conservation Areas. Also the Council will undertake regular reviews of the area to monitor the quality of development and the effectiveness of its policies and guidance. A review has just been completed and as a result the character appraisal and management plan has been produced.

2.4 Conservation Area Designation: Residents

The Designation of the Conservation Area and the subsequent application of an Article 4 Direction have placed a responsibility on all residents to carry out development of their properties and gardens in a way that preserves or enhances the character of the Conservation Area. The Article 4 Direction has also removed the permitted development rights of all residents in regard to the public face of their building. The Council is sympathetic to the extra burden that an Article 4 Direction places upon residents so has waived fees for applications for development that was previously permitted. The involvement of the residents of the conservation area is central to the successful preservation of the character of Homestead Park and the Council is committed to a long term partnership.

2.5 Character Appraisals

The Council has produced a character appraisal for the Homestead Park Conservation Area of which this plan is a part. The appraisal has been produced to provide a basis from which to develop not only development control decision making, but the informed development of design guidance. The appraisal will be the basis for the direction of this management plan, identifying the elements of the conservation area that require special attention or effort. The appraisals will also provide a valuable resource from which to defend appeals against refusal of planning permission.

2.6 Archives and Information

The heritage archive at Brent Council is available for public inspection at any time and provides a valuable resource for the management of the area. Copies of designation reports, schedules for the Article 4 Direction and background histories are available. The archives hold records of the development of the historic environment in Brent.

3.0 Conservation Strategy and Practice

Brent Council has recently carried out a review of its historic areas and now has 22 designated Conservation areas, with Article 4 Directions designated where necessary. This means that the Council has significant level of control of development within Homestead Park Conservation Area. The preservation of the character of the area will require careful management through the application of Best Practice within a number of the Councils activities. The Council will need to retain technical advisors specialising in the preservation and conservation of the historic buildings and landscapes. The principal elements that make up the historic landscape of the area will require review, reassessment and monitoring to enable a high quality conservation service for the residents of Homestead Park. This management plan requires the careful and competent application of its core policies to ensure the long term preservation of the area. Overall, Homestead Park must be protected and preserved for the residents that live within it and indeed its numerous visitors. However, for the area to maintain a sustainable community, the policies that guide its development must be responsive to contemporary as well as historic pressures.

3.1 Development Control

Arguably the most damage to the character of the Conservation Area is caused by unsympathetic development through poorly designed and executed new buildings, extensions and alterations. Therefore, the role of development control is pivotal to the management of sensitive but responsive change in the Area. To help with management the following principles will be adopted to guide Development Control decision making.

- i) The Council will apply the principles, guidance and regulation outlined in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the broader guidance of Planning Policy Guidance Note 15 and any subsequent revision or additions.

- ii) The Council will apply the adopted policies outlined in both the UDP 2004 and the emerging LDF.
- iii) The Council will require that all planning applications will be supported by a brief but thorough design guide that describes the ideas and reasoning behind the submitted design.
- iv) The fundamental requirement of any proposal for development in a Conservation Area is quality. All proposals must be of the highest quality design, proposing high quality materials and be executed to the highest standards of workmanship.
- v) The Council will not dictate the architectural style of any intervention but proposals must be either:

A high quality, contemporary design, that is at the same time sympathetic to the character of its context and neighbours.

Or,

A well researched replication of the high quality historic design, scale massing and detailing with strict replication of local materials.

Unfortunately scheme proposals often fall between these two standards and so compromise the character of the area.

- vi) The Conservation Area design guide will be a primary material consideration in the Councils' assessment of applications for development in the Homestead Park Conservation Area.
- vii) The Council will use technically experienced and qualified officers in guiding the assessment and determination of all applications received.
- viii) The Council will expect that proposals for development in Conservation areas will be clearly and competently demonstrated through the submission of clear accurate drawings, photographs and specifications.
- ix) All applications for work in conservation areas must be accompanied with clear indications of

proposed materials. Physical examples of materials must be submitted prior to commencement of work.

- x) Where possible the Council recommend pre application consultation with the planning Service to help with the requirements for a high quality application.

3.2 Review of Conservation Systems

The Planning Listed buildings and Conservation Area Act 1990 requires that the Council review its historic environment to maintain an understanding of the pressures and changes within the Borough. However, the Council is committed to continuous review and has recently completed a re-survey of its Conservation Areas after which 10 Areas were de-designated. Homestead Park retained its designation and will require continuous monitoring to ensure that its development is sensitive and responsive. The Council would consider a 5 year cycle a reasonable long term review period.

3.3 Planning Guidance

The Supplementary Planning Documents are critical in guiding development within Homestead Park Conservation Area. It is essential that the guide is easy to use by residents, builders and designers alike. It needs to be clear about its role and give simple straightforward advice to residents. Therefore, the Council in conjunction with residents will periodically review the guide to maintain its continued validity. As previously stated the guide will be a material consideration in the consideration of applications submitted to the Planning Service.

3.4 Planning Policy Guidance Note15

Central Government has a policy role in the management of the country's historic areas and its PPG 15 Planning and the Historic Environment. However the Council's own Supplementary Planning Documents are critical in guiding development within Homestead Park Conservation Area. It is essential that the guide is as easy to use by residents as builders and designers. It needs to be clear about its role and give simple straightforward advice to residents. Therefore, the Council in conjunction with residents will periodically review the guide to maintain its continued validity. As previously stated the guide will be a material consideration in the assessment of applications submitted to the planning Service.

3.5 Technical Advice

Following the recent Conservation Area review, the Executive recommended the appointment of a Conservation Assistant to increase the specialist advisory service available to the residents of all its Conservation Areas. Strategically the Council will, in conjunction with the residents association, encourage pre application consultation to reduce time wasted in both scheme development and application assessment. The increased technical staff resource will also enable more frequent and comprehensive review.

In order to maintain up to date technical advice the Council will ensure continued professional development for its conservation staff. This will enable the Council to manage the inevitable compromises required between the needs of the historic and natural environments as requirements for energy conservation become more demanding and complex.

In day to day management of the historic environment the Council will liaise and coordinate with English Heritage who can offer further specialist technical advice in support of the planning services work. The Council will endeavour to maintain this close working relationship to secure the long term preservation of Homestead Park Conservation Area.

3.6 An Equitable Historic Environment

The Conservation of the historic environment at Homestead Park will be managed in an equitable and fair manner in line with the Councils regulations on officer conduct and equal opportunities. The Council will undertake its management of the Homestead Park Conservation Area in compliance with the Equality Standard for Local Authorities, The Brent Action Equity Plan and all other equalities legislation. Conservation work within the area will also require the application of the principles and guidance with the Disabilities Discrimination Act 2005, the codes of practice in BS8300 and the general guidance published by English Heritage.

4.0 Preservation and Enhancement

4.1 Understanding the Asset

The Character Appraisal of which this plan forms a part is central to understanding the Homestead Park Conservation Area and its needs for the future. The results of this assessment will influence the review and development of the Design Guide, concentrating efforts

on the elements of the Conservation Area that are under the most threat; including rear extensions, window replacements, roof re-covering and front garden plots. The appraisal has also highlighted the better preserved areas of the Conservation Area and how the lessons of preservation of this element of the historic structure can be learned.

To fully understand the pressures on the character of Homestead Park it is important to understand the pressures and needs of the community. The approach and viewpoint of the residents is important in making the management of the area responsive and sensitive. Management strategy and development guidance must take into account role of the community and the pressures that individuals experience in their home life.

To enable the integration of the needs of the fabric with the human considerations, the Council will endeavour to maintain continued liaison with the community through consultation. In addition to this Character Appraisal, attendance at Area Consultative Forums, and conservation forum meetings is proposed.

4.2 Maintaining Quality

One of the defining elements of Homestead Park Conservation Area is the quality of design composition, construction detailing and the execution of the work. It is this attention to detail that will protect quality at all scales of interventions into the historic environment. To ensure the preservation of character, quality has to be maintained throughout the whole process of any proposed change. The Council will ensure that quality is maintained through its contribution to the following elements of development and alteration.

Quality of applications

- i) In line with PPG15 the Council will not accept outline applications for proposals in Conservation Areas. Full applications will be required to be supported by well drafted accurate scale drawings with plans, sections and elevations. In many cases for large schemes the Council will also expect analytical drawings, showing proposals in context, either through streetscape sections or three dimensional images.

Quality of materials

- ii) The Council will, where possible, require that materials proposed are submitted as part of the application and not as a condition.

Detail

- iii) Where appropriate to aid in the assessment of an application the Council may require the submission of large scale construction detail drawings. This enables officers to check the quality of what is proposed and ensure that on site design is not left to the builder.

Experienced persons

- iv) The Council will always advise that applicants appoint both consultants and builders who have experience of historic buildings work.

Specialist Advice

- v) Whenever possible the Council will provide a specialist advisory service to compliment the skills of consultants and builders.

Article 4 Directions

- vi) In order to reduce the decline in quality through alterations carried out as permitted development the Council has applied Article 4 Directions where appropriate to all its residential Conservation Areas including Homestead Park.

PVCu Window frames

- vii) After many years of investigation and experimentation the Council has finally accepted that PVCu will not allow manufacturers to replicate the quality of original timber windows in Conservation areas - PVCu is also a significant pollutant. Therefore, the Council will not approve PVCu window frames in the Conservation Area.

Generally, the Council is convinced that it is the attention to detail and specific concern about quality at all levels that will help preserve and enhance the character of Homestead Park Conservation Area.

4.3 Preserve or Enhance

As outlined in "Planning Policy Guidance Note 15" (Planning and the Historic Environment). Any proposals for work with the historic environment and in particular in Conservation Areas must as a minimum preserve the character of the Conservation Area. The Council supports this standard as a basic requirement but will always encourage applicants and their agents to develop schemes that will actively enhance the character of the Conservation Area. In meeting these fundamental requirements the Council will require that proposals are demonstrably a faithful replication of the local historic

precedent or a high quality contemporary building as described in Section 3.1 (v) above.

4.4 Enhancement Initiatives

As with the most Local Authorities, the London Borough of Brent has a restricted general budget so has no specific allocation for Conservation Areas. However, the Council has been successful in securing external funding for enhancement initiatives for its Conservation Areas, Therefore:

- i) The Council will, where appropriate, continue to seek external funding to support its work in Homestead Park Conservation Area.
- ii) The Council will maintain an up to date understanding of current funding sources and where possible apply for funds for Homestead Park Conservation Area through Townscape Heritage Initiatives and other special schemes.
- iii) Not all enhancement requires financial input. The Council will ensure that there is a regularly updated Design Guide for the Conservation Area to help residents with alterations and extensions to their homes.

4.5 Elements at Risk

As previously described the quality of the Conservation Area can be significantly damaged by the loss of historic detail and the loss of this type of detail has led to the de-designation of a number of the Borough's Conservation Areas. Therefore, the Council is convinced that it is the preservation of detail that will subsequently make the biggest contribution to the preservation of character. The protection of the following elements of the historic environment will be a high priority:

Roof Covering

- i) The plan requires that the special care will be taken in the management of roof recovering and replacement.

Chimneys

- ii) Chimneys are a particularly important element of Conservation areas and the plan requires that they should be one of the most significant management issues.

Window Frames and Doors

- iii) The Plan requires that Design guidance will be specifically concerned with replacement windows, the prevention of pollutants and sustainability.

Roof Covering

- iv) The plan requires that the special care will be taken in the management of roof recovering and replacement.

Brickwork

- v) Management of brickwork treatment is a critical issue in preserving character.

Front Plots

- vi) The preservation of front gardens and their boundary walls, fences and hedges is critical in preserving the character of streetscape. The careful management of these elements will be a significant issue in responsive design guidance and development control.

Extensions

- vii) Extension and alteration will be managed through broader specific design guidance for rear extensions.

Satellite Dishes

- viii) The proliferation of satellite dishes has had significant impact on all Conservation areas and will need to be addressed in Design guidance.

4.6 Training and Communication

Where appropriate the Council will ensure that its Conservation Service is up to date and fully conversant with current practice. To achieve this, the Council will ensure that its officers follow a structured training plan. From this the Council will endeavour to attend Forums and resident group meetings to disseminate good practice to resident and their agents.

5.0 Monitoring and Review

The Planning Service is obliged by the Planning (Listed Buildings and Conservation Areas) Act 1990 to review its Conservation Areas from "time to time". Brent Council has regularly carried out reviews of its historic areas and in 2003 completed a thorough re evaluation; culminating in the de-designation of some conservation areas that had lost the character that led to their special status. The

review enabled the Council to then concentrate its limited resources on the remaining Conservation Areas enabling the production of this Character Appraisal for Homestead Park Conservation Area. To maintain a rigorous monitoring system the Council will:

- i) Encourage greater involvement in the guardianship of Homestead Park by the residents group.
- ii) Establish a regular visual survey of the area by conservation or enforcement officers.
- iii) Depending upon resources re-evaluate the character of Homestead Park Conservation Area every 5 – 8 years.

5.1 Development Control

The Development control process is controlled by the Unitary Development Plan and the supplementary guidance that is developed from it. In order to maintain a high standard of decision-making the Council will ensure regular training and review of policies that control the decision making process.

5.2 Design Guidance

The Council will produce a responsive design guide for Homestead Park that can be reviewed as part of the broader re-evaluation process outlined in section 5.0 iii).

5.3 Community Involvement

The Council will encourage residents to carry out their own review of the management of Homestead Park Conservation Area and submit their findings for inclusion in wider assessments.

6.0 The Future

6.1 A Responsive Plan

The management plan for Homestead Park Conservation Area is intended to be a development framework for anyone involved or concerned about the future of the area. It outlines the issues that need consideration and action if we are to preserve and enhance the character of the Homestead Park Conservation Area.

Most importantly, this plan will be responsive and reactive to the changing needs of its residents. It is purposely strategic, not specific, to enable it to accommodate

changes in society and changes in society's expectations. At the same time it will maintain the balance with the need to preserve character.

This plan is also flexible enough to be adjusted to respond to the frequent changes in legislation and regulation that influence the built environment - In particular the Council's eventual change from a Unitary Development Plan to a Local Development Framework.

Overall, it is in everyone's interest to preserve and enhance the character of Homestead Park Conservation Area. This plan is intended to build upon the Character Appraisal, coordinate and focus the various needs and requirements of everyone involved in the protection and enhancement of the landscape of Homestead Park.

London Borough of Brent
Planning Service



March 2006