

Kilburn 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 Kilburn 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.

The Kilburn Conservation Area was originally designated on the 11th January 1993 and is one of the surviving parts of the Brondesbury Estate. In February 2005 an Article 4(2) Direction was applied to the Conservation Area as part of a wider application of special control to all of the Borough's historic areas.

List of properties within the Conservation Area:

Brondesbury Road	25-107, 2-116
Brondesbury Villas	3-109 and land adjacent, 2-146 and land adjacent.
Honiton Road	1-36 (consec.)
Lynton Road	1-38 (consec.)

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

The potential for insensitive development is a risk at all Conservation Areas. There is evidence of the removal of original architectural features at several of the buildings in the area. The demand for parking and to extend and improve homes has also led to alterations to residential buildings. However, residents are now becoming more aware of the value of historic houses located in Conservation Areas and more owners are keen to retain the "original features" that prompted them to buy their home. The Conservation Areas in Brent are all now protected by an Article 4 Direction which should help to stop the decline in character by restricting permitted development.

2.0 Location and Setting

2.1 Location and Context

Kilburn is located to the south east of the Borough of Brent and borders the London Boroughs of Camden to the west, Westminster to the south and borders the relatively affluent neighbourhoods of Maida Vale, Queens Park and West Hampstead. The conservation area is approximately 12 hectares in size.

The Conservation Area is bounded to the south by the Bakerloo Line and main line railway to Euston and to the east by Kilburn High Road and covers properties in Brondesbury Road, Brondesbury Villas, Honiton Road and Lynton Road. The population of the conservation area is currently estimated at 1,302.

2.2 General Character and Plan Form

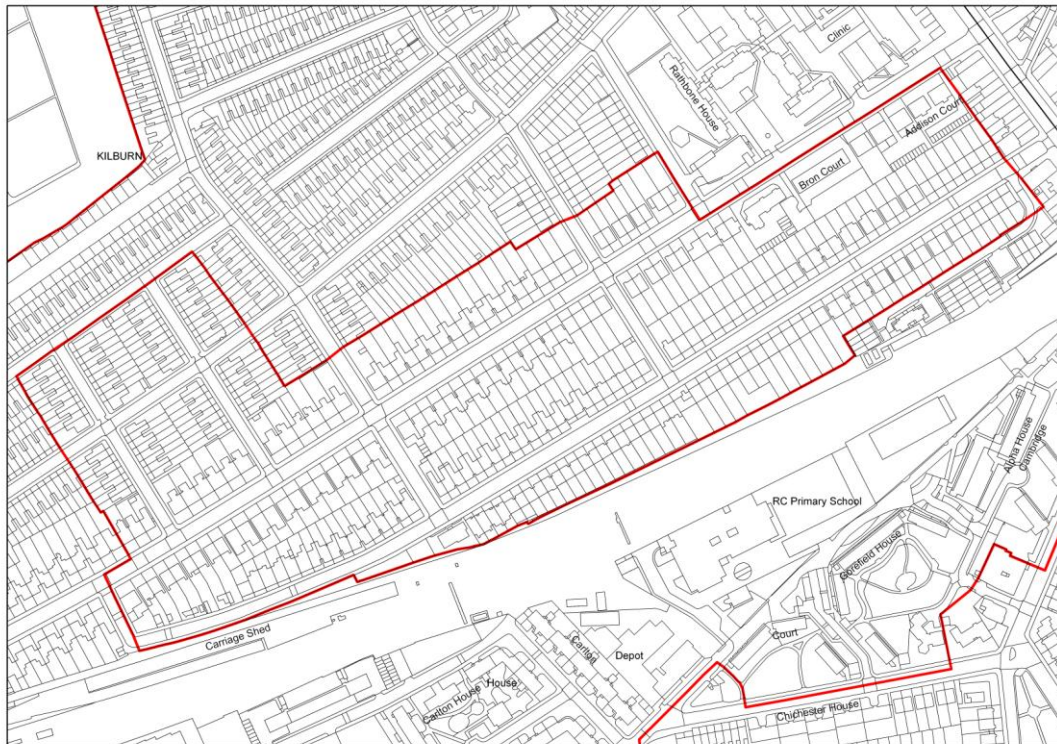
The special character of the area is based not only on the design of buildings and that of the open space but also on their street setting and the street scenes. The houses in the Conservation Area are of several different styles, which reflect the four periods during which the development of the area was phased.

The houses are mostly terraces of 3 storeys and a number of semi detached town houses. Brondesbury Road and Brondesbury Villas run east – west parallel with the railway with several roads dissecting north-south. The larger properties are mostly at towards the eastern end of Brondesbury Road and Brondesbury Villas, with the more modest properties to the north-west and on Honiton and Lynton Roads.

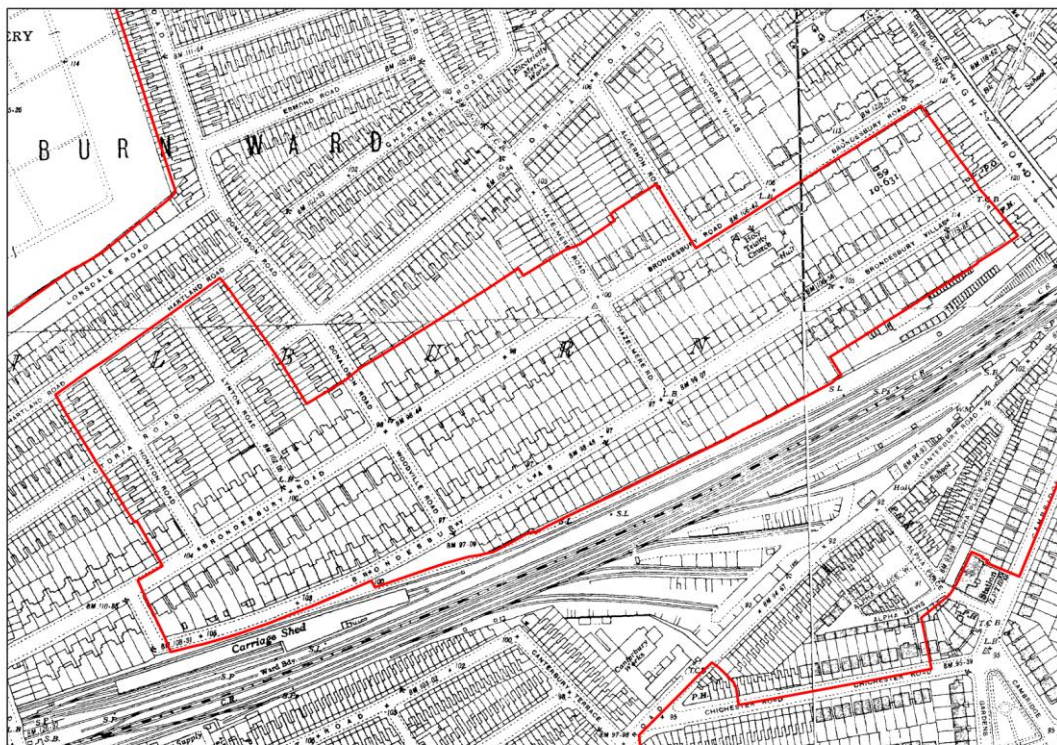
2.3 Landscape Setting

The estate was developed in stages with the southern areas developed first. The form and extent of what is now Kilburn Conservation Area was restricted by the adjacent busy Kilburn High Road running along the eastern edge and the mainline railway to the south. The Conservation Area gently undulates from the northeast to Southwest. This relatively flat topographical character means that perambulations around the roads and avenues are full of revealed views as significant corners are turned within the Conservation Area. There is no visual connection to the wider London context from the Conservation area building heights and local topography mean that there are no significant views to either man made or natural landmarks.

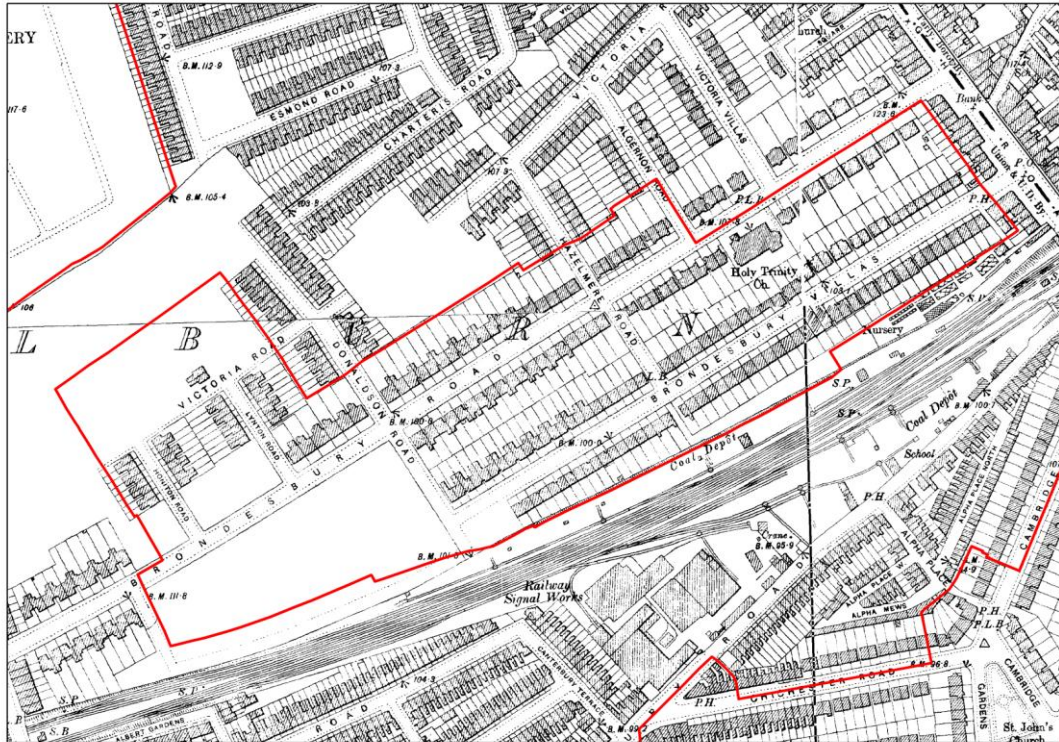
3.0 Historic Development and Archaeology



Kilburn Conservation Area, c. 2005



Kilburn Conservation Area, c. 1940



Kilburn Conservation Area, c. 1890

3.1 Origins and Historic Development

Kilburn as a village on the Edgware Road, a major thoroughfare since Roman times, has a long history. A community of Augustinian canonesses, Kilburn Priory, was set up where the Watling Road crossed Kilburn Brook in 1134, which is where Belsize Road meets Kilburn High Road now. The Priory owned most of the land in the area and Kilburn was a shopping place for pilgrims on their way to the shrines at St Albans or Willesden. In 1536 Henry VIII dissolved the Priory and nothing remains of it now.

Most of Kilburn was largely rural until the middle of the 19th century, with only the frontage onto Edgware Road developed. A fashionable spa was founded here in 1714 which increased Kilburn's popularity as a place of entertainment.

From the 1840s a regular horse bus service ran along Kilburn High Road and a railway station on the main line out of Euston at Kilburn (now Kilburn High Road) was established in 1851-1852. For commuters to the City the North London Railway provided a service from Brondesbury (opened 1860) and later from Kilburn. After the opening of the new terminus at Broad Street in 1865 it was as easy and convenient to commute to the City as the West End. By 1879, when the Metropolitan Railway arrived Kilburn was turning into the commercial centre it

is today and in 1909 there were over 300 shops. It was also a thriving industrial area with coachbuilders, bicycle manufacturers, monumental masons and a railway signal factory.

In the second half of the 19th century house building expanded northward from Kilburn. The Brondesbury Estate was developed in stages from the Edgware Road. There were four distinct periods of development – between 1850-1865; 1865-1875; 1875-1889; and 1890-1899. Honiton Road and Lynton Road were built wholly within the last phase in 1894-1895.

Unfortunately there was considerable poverty in the area despite the commercial success. Infant mortality and disease rates were high. After the first world war the remaining middle classes left Kilburn. During the Second World War Kilburn suffered bomb damage and after the war the Greater London Plan facilitated the redevelopment of Kilburn with obsolete industry was replaced by flats. Much of the labour required for this work was provided by Irish immigrants, many of whom settled in the area.

3.1 Archaeological Significance and Potential

There is no evidence of significant archaeological remains in the area.

4.0 Spatial analysis

4.1 Character and inter-relationship of spaces

Brondesbury Road and Brondesbury Villas have been developed to a similar pattern. Honiton Road and Lynton Road both lead onto Brondesbury Road and run parallel to each other. They are at the western end of the conservation area close to Salusbury Road.

This creates a grid like pattern with the main roads of Brondesbury Road and Brondesbury Villas running parallel to the mainline railway and perpendicular to Kilburn High Road. The area is characterised by wide tree lined streets with granite kerbstones and continuous lines of terraced housing.

4.2 Views and Vistas

The area benefits from long vistas along tree lined roads to the horizon, creating attractive views.

5.0 Character Analysis

5.1 Definition of Character Zones

There are four different character zones within the Conservation Area. All of the original architecture is Victorian, but each zone represents differing architectural styles of the four developers and time frames.

2-10 Brondesbury Road and 1-31 and 2-32 Brondesbury Villas were built during the first phase of development pre 1865. These are 2/3 storey brick terraced villas and mostly with columned entrances, original front doors, ornate brackets and eaves cornices. The next expansion which included Trinity Church (now demolished) includes 18-24, 25-27 Brondesbury Road and 34-40, 33-39 Brondesbury Villas. These buildings are all 3 storey stock brick houses with bracketed eaves.

The beginning of the 1880s includes work from local owners and builders George German and George Henry Wickes. Wickes was responsible in 1884-1885 for 46-74 and 49-77 Brondesbury Road. These are pairs of 2 storey stock brick houses with roof dormers and stuccoed bays with florid capitals to piers. Wickes also built 88-112 and 67-101 Brondesbury Villas where the round headed windows are picked out in red brick headers and decoration. German was responsible for 38-44, 41-47 Brondesbury Road and 42-66, 41-65 Brondesbury Villas where the houses are characterised by contrasted red brick against the yellow stock and are mostly 2 storeys.

During the last period architect A.C. Hendrey Watkin and the builder Solomon Barnett built the remainder of the houses.

The differing architectural styles are described in more detail in section 5.3.

5.2 Activity, Prevailing and Former Uses

Most of the buildings within the Conservation Area are residential dwellings houses. However over time, the majority of them have been subdivided into flats, as the properties are quite large.

5.3 Architectural and historic Qualities of the Buildings

All of the houses were built during the Victorian era, but as explained earlier the development was phased resulting in different architectural styles within the Conservation Area.

The first phase of development at numbers 2-10 Brondesbury Road were two storey double fronted stock brick villas with stripped stucco dressing and central unpedimented Roman Doric portico porch. Shallow slate roofs finish with projecting eaves with stucco soffit. Only number 10 is in original form. Number 6 has had the original porch removed and number 8 has been replaced by a modern building built to imitate the proportions of the original building on the site. To the south there are three storey above basement paired townhouse residences in Brondesbury Villas (Nos 1-31, 2-32) in brick and stucco again with roman Doric portico entrances and original front doors with fanlights date from the first phase of development (pre 1865). These properties are more ornate with console brackets, keystones, stucco string lines and eaves cornice with dentils.



8 Brondesbury Villas



22 Brondesbury Road

At the beginning of the 1880s 46-74, 49-77 Brondesbury Road were built which are pairs of two storey stock brick houses with hipped slate roofs and gable fronted roof dormers. Ground floor stuccoed bays windows have florid capitated pilasters and flat sided arches. Their striking appearance which is a feature of the road relates to the pedimented doorways with florid capital pilasters and console brackets, original doors and keystoned fanlight. The upper floors are simple detailed with red brick segmental arches above the three window openings and red brick stringlines. At 88-112 and 67-101 Brondesbury Villas the houses are characterised by round headed windows which are picked out in red brick headers..Detail is expressed by the application of two tones of red brick as there is no stucco. Each house has one small and one larger gablettes formed into the parapet reflecting the bays of the property below.



110 Brondesbury Villas



64 Brondesbury Villas

The use of contrasted red brick against yellow stock was also used by George German at 38-44, 41-47 Brondesbury Road and 42-66, 42-65 Brondesbury Villas. The majority of the properties have original front doors and attractive front boundary walls and piers. In contrast to the brick there are stone keystones above windows and in the porch arch. There are gables above the principle bay fronted window and gable fronted dormer in the slate roof. The ground floor is expressed as a loggia with five narrow sash windows and the front door in the openings.

During the last period Watkin and Barnett built homes in a markedly different architectural style. Watkin created double fronted two storey houses in red brick and terracotta with elaborate porches built between 1897-1898 at 76-98 Brondesbury Road and to the rear of Brondesbury Villas. At 79-111 Brondesbury Road and in Honiton and Lynton Roads which were built between 1892 and 1896 were built by Barnett who recreated the essence of his Queens Park architecture of orange brickwork, Dutch gables, attractive fenestration, scalloped shell motifs and other decorative features in the 2 storey terraced houses to the north of Victoria Road. The houses to the south of Victoria Road were built with stock brick and are 2 storey terraces with bay windows and florid capitals.

6.0 Audit of Heritage Assets

6.1 Contribution of Significant Unlisted Buildings

There are no statutory listed buildings in Kilburn Conservation Area, but the examples of the different types of Victorian architecture combine to make this an attractive residential area worthy of protection. There are no buildings which are more significant than others.

6.2 Prevalent and Traditional Materials and Finishes

The type of material and finishes used varies between the four character zones. All of the houses are brick, some red and some stock brick. The finish used also varies between zones, some with stucco and others with plain brick work and stone. Brick construction with yellow stock or red facing brick stone and stucco dressing were all employed in the construction of the buildings. Other materials used include:

- Stone and stucco dressing
- Brick and terracotta dressing
- Slate roofs
- Cast iron
- Timber sashes

6.3 Local Details

The Brondesbury Estate 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.

The majority of the houses are constructed with mostly yellow brick as these are locally sourced and are therefore cheaper. However, with the advancements made in transportation, red bricks became more readily

available and cheaper, therefore later phases of development contain more red brick houses, although many of these are still only faced with red brick to reduce costs.

6.4 Public Realm Audit

Typically, Kilburn Conservation Area has a very straightforward public realm of flagged footpaths flanking tarmac roads. The street furniture consists of granite kerbs and drainage with standard proprietary metallic lighting and services equipment.



Mansard roof added

6.5 Contribution of the Natural Environment

The streetscape of the Conservation Area is enhanced by a variety of species of trees lining the streets. The trees are a valuable element of the streetscape as they help to frame views into and out of the area and between spaces in the area. The predominant species lining the streets are mature London Planes which are planted at regular intervals. There are also some Hornbeam trees, ash, cherry, birch and pear trees mostly located in Lynton and Horton Roads and to the western ends of Brondesbury Road and Brondesbury Villas.



Painted original brickwork

6.6 Extent of loss Intrusion or Damage

A significant proportion of the dwellings have lost their original features due to alterations made to their exteriors.

Alterations to front elevations

Several properties have altered the elevation through the addition of unsympathetic dormers and mansards.



Cornice and capital details to the windows removed

Decoration and Painting

A significant proportion have been painted a variety of colours, straight over the original brickwork or over a rendered surface. This includes numerous properties which originally had attractive orange and red brickwork.

Many of the properties built in the first phase of development in Brondesbury Road have had the original cornice and capital details on the bay windows removed. This is also repeated in a number of other properties built in the different phases.

Changes to Fenestration

A few of houses in the conservation area have had their original windows removed and replaced with smaller modern windows and the remaining gap bricked in. This significantly detracts from the appearance of the homes



Original windows removed, original brickwork rendered over and dormers added

and cumulatively detracts from the overall character of the conservation area.

Formation of Driveways and hardstandings

The formation of vehicular accesses (in some instances more than one) for the purpose of providing off-street parking in front garden areas has detracted from the rhythm of the street through the removal of boundary walls.

Front gardens and boundaries

Many front gardens in the area have been hard surfaced to provide car parking on the frontage. In some instances this has involved the removal of front boundary walls/hedges, and where boundary walls are replaced they are often inappropriate design and materials. In some instances, whole front gardens of houses have been hard surfaced to provide off-street parking. The parking of cars on front hardstanding can be unsightly and harmful to the appearance of the property and the character of the Conservation Area. Although there are a number of different treatments to front boundaries, they are all part of the character of the area. In many cases, front plot enclosures do not reflect the original scale and designs of front boundaries



Formation of driveway and loss of boundary wall and front garden

6.7 Capacity for Change.

The Conservation area is under pressure from insidious small scale change through erosion of building detail. The residential nature of the area means that the restrictions of the Planning Act and the GDPO will prevent radical change in terms of land use and intensification.

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 Kilburn Conservation Area is sensibly defined and will not be adjusted until the next major review.

9.0 General Condition

Kilburn Conservation Area has suffered like all the Boroughs 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 Conservation Areas to prevent insensitive development. The Condition of the Kilburn 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. A designated conservation enforcement officer will help to reduce this type of insensitive development.

Front Garden plots

Front boundary walls are being removed and garden plots are being paved over to provide large parking spaces that significantly reduce the residential character of the area.

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 Kilburn 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.

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 Kilburn 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 Kilburn 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 Kilburn.

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 Kilburn and the Council is committed to a long term partnership.

2.5 Character Appraisals

The Council has produced a character appraisal for the Kilburn 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 Kilburn 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 Kilburn. This management plan requires the careful and competent application of its core policies to ensure the long term preservation of the area. Overall, Kilburn 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 Kilburn 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. Kilburn 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 Kilburn 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 Kilburn 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 Kilburn Conservation Area.

3.6 An Equitable Historic Environment

The Conservation of the historic environment at Kilburn 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 Kilburn 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 Kilburn 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 Kilburn 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 Kilburn 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 Kilburn.

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 Kilburn 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 Kilburn Conservation Area.
- ii) The Council will maintain an up to date understanding of current funding sources and where possible apply for funds for Kilburn 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 residents 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 Kilburn Conservation Area. To maintain a rigorous monitoring system the Council will:

- i) Encourage greater involvement in the guardianship of Kilburn 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 Kilburn 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 Kilburn 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 Kilburn Conservation Area and submit their findings for inclusion in wider assessments.

6.0 The Future

6.1 A Responsive Plan

The management plan for Kilburn 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 Kilburn 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 particularly 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 Kilburn 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 Kilburn.

London Borough of Brent
Planning Service



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