

# **Paddington Cemetery Conservation Area**

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## 1.0 Introduction

### 1.1 The Appraisal

This appraisal will identify, analyse and describe the historic and architectural character of Paddington Cemetery 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 Paddington Cemetery Conservation Area was originally designated on the 11<sup>th</sup> January 1993. There has been no Article 4 Direction applied to this Conservation Area as the buildings are either listed or do not have permitted development rights as they are not individual dwellings.

#### List of properties within the Conservation Area:

Paddington Cemetery and Lodge Houses  
Willesden Lane

134-136  
and Christchurch, Brondesbury School

Prince of Wales Public House

### 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 and alterations associated with retailing. 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 where necessary which should help to stop the decline in character by restricting permitted development.

## 2.0 Location and Setting

### 2.1 Location and Context

Paddington Cemetery Conservation Area is located to the south east of the Borough of Brent and borders other Conservation Areas of Queens Park to the west, Kilburn to the south and North Kilburn to the north. The conservation area is approximately 11 hectares in size.

The Conservation Area covers properties in Willesden Lane as well as the whole of the Paddington Cemetery, and includes 10 buildings.

### 2.2 General Character and Plan Form

The special character of the area can be mostly attributed to Paddington Cemetery with its attractive buildings and landscaping. The buildings opposite the cemetery on Willesden Lane contribute to the character of the area, in particular they ensure a transition from the historic character of the cemetery onto Willesden Lane and contribute to the setting of the cemetery and views from it.

### 2.3 Landscape Setting

The Conservation Area has a relatively flat topographical character which means that perambulations around the cemetery are full of revealed views as significant corners are turned within the Conservation Area. The cemetery is laid out with a grid of paths which all lead to the listed chapels with rectangular grids to the south of the cemetery. To the north of the cemetery the paths radiate in a semi circular/horse shoe grid pattern. This regular grid pattern of paths creates an attractive environment.

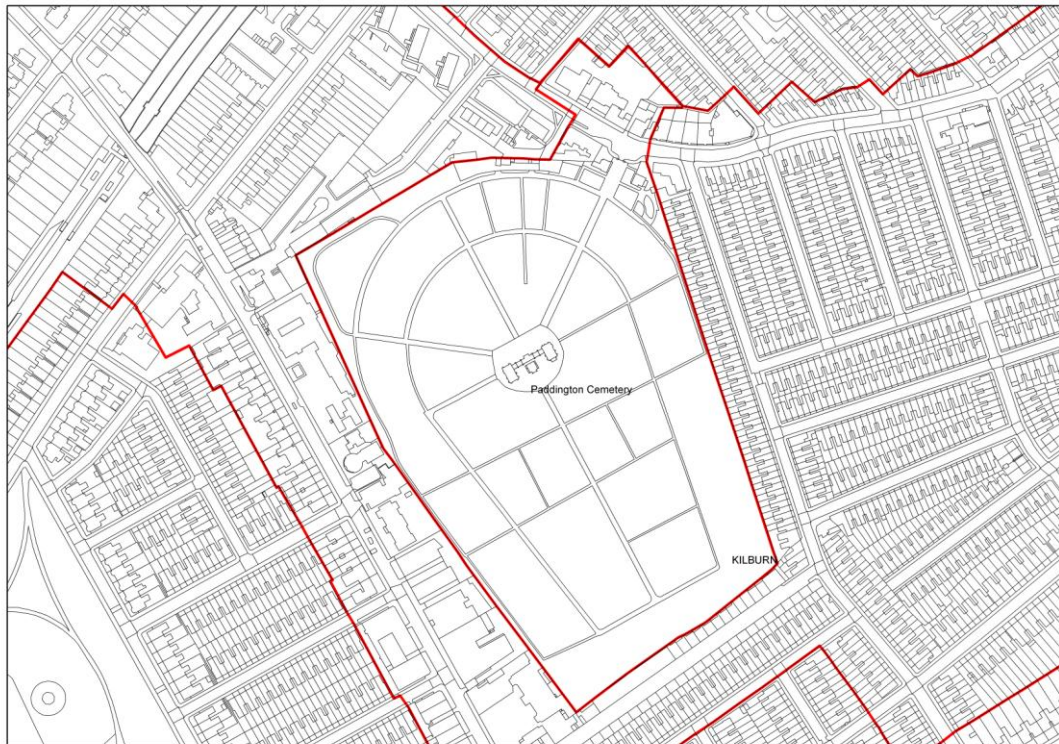


View from entrance to Paddington Cemetery looking south

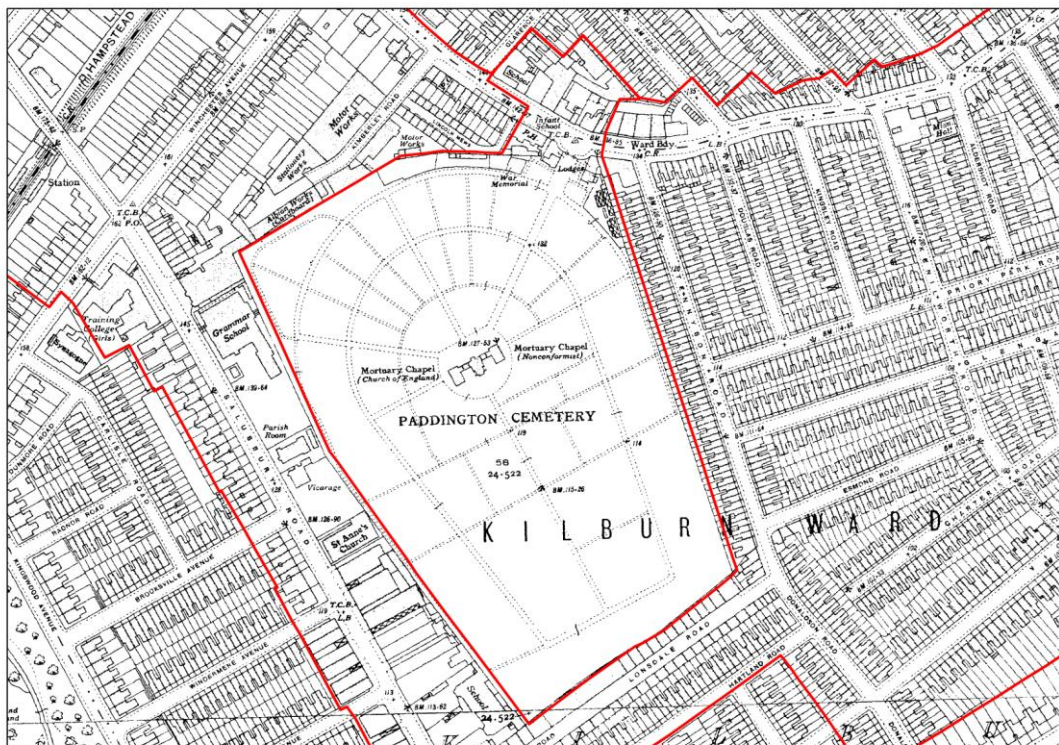
There is no visual connection to the wider London context from the Conservation area. Building heights and local topography mean that there are no significant views to either man made or natural landmarks. However within the cemetery, the layout of paths creates attractive views to the chapels in the centre of the cemetery and beyond.



### 3.0 Historic Development and Archaeology

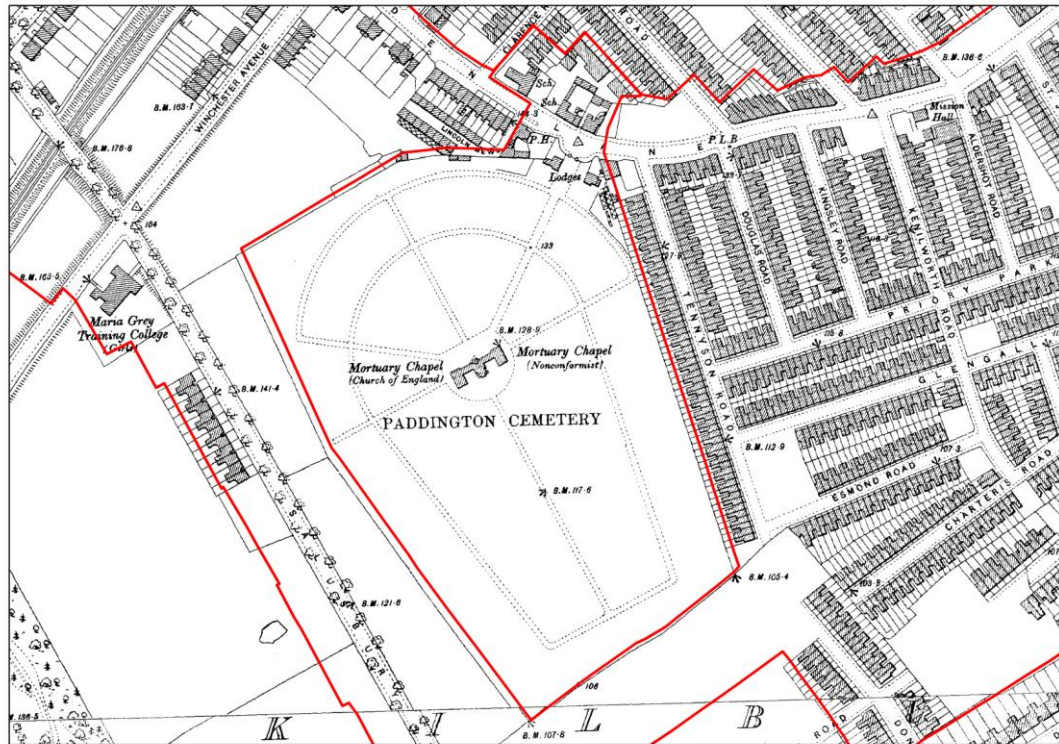


**Paddington Cemetery Conservation Area, c. 2005**



**Paddington Cemetery Conservation Area, c. 1940**





Paddington Cemetery Conservation Area, c. 1890

### 3.1 Origins and Historic Development

Paddington Cemetery was founded in 1855 and is 24 acres in size. It represents one of the earliest public cemeteries to be built following the 1852 Metropolitan Interment Act, which was aimed to relieve the urban church yards. The architect and planner was Thomas Little (1802-1859) already experienced in cemetery work, he designed Nunhead's chapel in Southwark. He laid out a regular scheme of paths in the shape of a horse shoe.

### 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

As mentioned earlier the layout of the paths and landscaping at the cemetery has a significant impact upon the relationship between spaces and character of the area.

## 4.2 Views and Vistas

The area benefits from long vistas along tree lined paths to the chapels and beyond, which creates attractive views across the conservation area.

## 5.0 Character Analysis

### 5.1 Definition of Character Zones

The cemetery itself forms one distinctive character zone, as it is predominantly open space with only the chapels and lodge buildings interrupting its openness. The properties on Willesden Lane represent the other distinct character zone, as they were all built using similar materials and during the same period.

### 5.2 Activity, Prevailing and Former Uses

Half of the buildings in the conservation area are in use in association with the cemetery. However only one of the chapels is still in use and the use of the lodge buildings is unclear. The cemetery itself is nearly full. The buildings outside of the cemetery grounds are in a variety of uses, one building is a school, there is the Prince of Wales Public House and also two other buildings, one of which has a ground floor retail unit and upper floors are residential and one is in use as residential flats.

### 5.3 Architectural and historic Qualities of the Buildings

The buildings in the cemetery grounds are arranged as a typical group of Anglican and nonconformist chapels connected by a pair of carriage-porches and a central bellcote behind which is a lodge. They are built in thirteenth century style, but both the chapels have a slightly different style particularly in terms of the windows. The non conformist chapel has tripartite windows whereas the Anglican chapel's windows are designed in the style of gothic geometric tracery, with more intricately designed windows.



Chapels & connecting structures

The cemetery itself contains several granite monuments including that of Mr Cramb which is polychrome, carved and polished. Other tombstones include those of the architect Edward Barry (1830-1880) who designed the Royal Opera House and Charing Cross Station Hotel, the temperance performer Jabez Burns (1876), the jockey Danny Maher (1916) and Arthur Orton (1898), the claimant in the famous Tichbourne trial.



134 Willesden Lane

The entrance gates to the cemetery are within close proximity of the premises of John Cramb, the monumental



mason. Numbers 134 and 136 Willesden Lane were both built for John Cramb. 134 is a 3 storey individual structure built by George Neal in 1896 and is notable for its florid style and gargoyles on the pilasters.

136 Willesden Lane was built by F.C. Dare between 1883-1884 and is of Grecian design with shells, patterned bands and ornamental pilasters. The original brickwork has been plastered over and painted cream/white, and the detailing has been highlighted with blue paint on the 1<sup>st</sup> storey. In 1896 the building was recorded as being in use as a builder's merchant, and until relatively recently it appears to have been still in use as a builder's merchant.



136 Willesden Lane

Adjoining these properties is Christchurch Brondesbury Schools and Mission Room which were built as a house and school by Solomon Barnett (an architect of Queen's Park) for Thomas Leadbetter. A one and two storey building of cottage scale with attractive windows and doorways the school was designed by the prominent Victorian architect James Brooks (1825-1901). There are two centred arches above the doors and segmental arches above the windows. There are tripartite windows in the gable ends however at one end, one of the windows has been bricked in. The school is built with stock brick with decorative red brick trim around windows and flush string courses also in red brick. The main school building has a double gable with two small circular windows set within round headed blank arcading with a large chimney symmetrically behind in the valley.



Christ Church School

At the entrance to the cemetery is the Prince of Wales public house. It was built in 1899-1900 to designs by Lewcock and Callcott and has an imposing frontage and good interior. It is a locally listed building. The building is fronted with red brick with stock bricks used to the rear. At the top of the building there are decorative gables.



Prince of Wales Public House

## 6.0 Audit of Heritage Assets

### 6.1 Contribution of Significant Unlisted Buildings

The Prince of Wales is a locally listed building and the chapels are grade II listed buildings. As there are only a small number of buildings in the Conservation Area, both listed and unlisted buildings make a significant contribution to the character of the area.

### 6.2 Prevalent and Traditional Materials and Finishes

In the cemetery the prevalent materials used are squared rag stone which is a limestone, with ashlar dressings to the stones. The roofs are covered in slate with iron finials.

The lodges are built using similar materials, although the brickwork has subsequently been rendered and painted over.

The school was built with stock bricks and decorative red bricks. The roof of the main school building is covered with slate tiles whereas the roof of the other school building is tiled with clay tiles but has decorative red tile finials.

The majority of the buildings on Willesden Lane have red brick fronts and stock brick to the rear.

### **6.3 Local Details**

Paddington Cemetery was constructed in thirteenth century style, using materials which were not locally sourced. The buildings on Willesden Road were 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 houses are constructed with stock yellow brick as these were locally sourced and are therefore cheaper.

### **6.4 Public Realm Audit**

The Willesden Road area of Paddington Cemetery 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.

Within the cemetery itself the main paths are finished with tarmac and others are gravel.

### **6.5 Contribution of the Natural Environment**

The natural environment makes a significant contribution to the character of the area, particularly within the cemetery itself. Many of the trees are those originally planted, mainly old oak, ash, horse chestnut and evergreen trees. Bushes have also been planted such as hawthorne, blackthorn and dog rose. There are also areas of long grassland and wildflowers such as ox eye daisy. Selfheal, and bird's foot trefoil.

The design of the landscaping and the wildlife it attracts greatly enhances the character of the area.



Paddington Cemetery - trees

## **6.6 Extent of loss Intrusion or Damage**

Paddington Cemetery itself and associated buildings have been well maintained and original features retained. The lodge buildings have had the brickwork rendered and painted over, which detracts from the integrity of the cemetery.

The buildings on Willesden Lane are in various conditions. Number 134 appears to have had the ground floor remodelled, as the brickwork is newer than the rest of the building and the windows and doors are not original. Number 136 appears to have had the original features retained but the front paintwork requires work.

## **6.7 Capacity for Change.**

As the majority of the buildings within Paddington Cemetery are listed or are not individual dwellings therefore do not have permitted development rights, the capacity for change is limited. However the unlisted buildings on Willesden Lane may be altered in the future as they are under pressure from insidious small scale change through erosion of building detail.

## **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 Paddington Cemetery Conservation Area is sensibly defined and will not be adjusted until the next major review.

## **9.0 General Condition**

Paddington Cemetery 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 Paddington Cemetery 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.

### **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 Paddington Cemetery 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**

<b>Brick bond -</b>	Arrangement of bricks in a wall, combining bricks laid lengthways (stretchers) and bricks laid widthways
<b>Casements -</b>	the opening sections of window frame.
<b>Console bracket -</b>	A decorative wall bracket which supports a bay window, part of a roof or other feature that projects out from the house.



<b>Drip Rails -</b>	A sill like section mounted above the opening casements of windows to shed water away from the opening.
<b>Dentils -</b>	Bricks set at interval to produce a decorative band
<b>Eaves -</b>	The junction of the wall and the lower edge of the roof
<b>Glazing bars -</b>	The bars of wood or metal which separate individual glass panes in a window.
<b>Half-timber -</b>	Often called 'timber framing', this means timbers applied vertically or horizontally to the walls of houses as a decorative feature.
<b>Hopper head -</b>	A cast box for collecting rainwater, which feeds into a drainpipe.
<b>Imperial bricks -</b>	The bricks used to build the Barn Hill houses, which are larger than today's bricks.
<b>Jambs -</b>	The side sections of a door or a window frame.
<b>Leaded light -</b>	A window made of small pieces of glass joined by strips of lead.
<b>Parapet -</b>	A section of a wall that projects above the eaves of a flat roof.
<b>Pargeting -</b>	Decorative moulded or incised external plaster work
<b>Roughcast -</b>	Rendered wall finish with small stones added to the mixture.
<b>Reveal -</b>	The part of a wall that turns back towards the window frame in its opening
<b>Sill -</b>	The bottom section of a window frame that projects out from the wall to allow rain to run away.
<b>Spalled bricks -</b>	Bricks that have lost their front faces through frost damage.
<b>String course -</b>	A projecting band of brickwork,
<b>Terracotta details -</b>	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](mailto:tps@brent.gov.uk)

Website: [www.brent.gov.uk/planning](http://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 Paddington Cemetery 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 Paddington Cemetery 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 Paddington Cemetery area.

### **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 Paddington Cemetery and the Council is committed to a long term partnership.

### **2.5 Character Appraisals**

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

### **3.6 An Equitable Historic Environment**

The Conservation of the historic environment at Paddington Cemetery 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 Paddington Cemetery 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 Paddington Cemetery 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 Paddington Cemetery 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 Paddington Cemetery 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 Paddington Cemetery.

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

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

## **6.0 The Future**

### **6.1 A Responsive Plan**

The management plan for Paddington Cemetery 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 Paddington Cemetery 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 Paddington Cemetery 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 Paddington Cemetery.

London Borough of Brent  
Planning Service



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