

Roe Green Conservation Area

Roe Green Village Character Appraisal

Brent Council



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 Roe Green Village Conservation Area. It will identify the factors that led to the declaration of the Conservation Area. It will highlight the prevailing quality and 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 Roe Green Village Conservation Area was the first designated conservation area in the London Borough of Brent by being given this status in November 1968. The designated area includes the buildings on Roe Lane, Roe End, Scudamore Lane and Goldsmith Lane. The conservation area is enclosed by the grounds of Kingsbury High School on the Southern boundary and by the buildings in Bacon Lane, Stag Lane and Princes Avenue. In April 1977 an Article 4 Direction was applied to the Conservation Area. An additional Article 4 Direction was applied in June 1990 to control the installation of satellite dishes.

List of properties within the Conservation Area:

2 – 50	Bacon Lane
1 - 95, 2 – 58	Goldsmith Lane
1 – 26, consec.	Roe End
1 – 59, 2 – 98	Roe Lane
1 - 7, 2 – 8	Scudamore Lane
1 – 17, 2 – 24	Shortscroft
316 – 364	Stag Lane

1.2 Planning Policy Context

Definition of a Conservation Area

Conservation Areas are areas of special architectural or historic interest with an overall quality and character, worthy of preservation or enhancement.



Goldsmith's Lane



Roe Lane



Bacon Lane

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 legislation 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.



Stag Lane

Statutory Framework

Local Authorities are obliged by the Planning (Listed Buildings and Conservation Areas) Act 1990, to undertake periodic reviews and 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.



Scudamore Lane

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.



Shorts Croft

Change and Development

As with all Conservation Areas, Roe Green Village is at risk from insensitive development. As families grow the need to extend and improve homes becomes more acute. The housing stock is also of an age where more significant maintenance work is required prompting owners to replace doors and windows and roof coverings.

There is also the pressure to split larger houses into smaller multi occupancy units which not only has an impact on the houses but the setting of buildings and the number of cars that residents want park off road. However, residents are becoming more aware of the value of an historic house and its location in an area of character and more owners are keen to retain the “original features” that prompted them to buy their home. The Conservation Areas of Brent are where necessary protected by Article 4 Directions which should help to stop the decline in character through permitted development and possibly in time reverse the influence of unsympathetic development. The Article 4 Direction at Roe Green was only the second such Direction in the Borough and the tight controls exercised since 1977 are clearly evident.



Roe End

2.0 Location and Setting

2.1 Location and Context

The Conservation Area includes properties located on 7 streets within the Queensbury ward of the London Borough of Brent. The Area is located within the large suburban dormitory of northwest London and is surrounded by developments that were constructed some ten years after Roe Green Village, in the late 1920's through to the end of the 1930's.



Stag Lane

2.2 General Character and Plan Form

The special character of the area is based not only on the design of the buildings, but also on the street setting and the street scenes. The principal architect of Roe Green Village was Sir Frank Baines, C.B.E., M.V.O., (1877-1933), and the design of the area should be viewed in the context of the Garden City movement prompted by the plans and theories of Ebenezer Howard. This movement was part of an attempt to improve the social conditions for workers close to their work, while also providing access to healthy environments.

The estate has a distinct village feel. Indeed, on its completion in 1920, it stood as a distinct village settlement surrounded by fields. The boundary hedges lining Roe Lane, the loosely structured layout of the houses and slight variations to the design forms are a number of features which help create an organic character that distinguishes Roe Green Village from the surrounding areas. The varied size of each housing block provides a variation to the area layout creating an interesting street form. Central to the layout of the area is the village green which acts as a focal point for the estate. The urban form



Roe Lane

follows a less rigid pattern than that of surrounding residential areas in Kingsbury. Roads curve softly and are not rigidly parallel to the building frontages. The buildings do not follow a rigid building line and often set forward or behind neighbouring properties.

2.3 Landscape Setting

The Roe Green Village was constructed on two fields that were previously used by the Kingsbury Polo Club and formed part of the Grove Park Estate. The layout was not influenced by any existing roads or geographical features. The 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.



Roe Lane

3.0 Historic Development & Archaeology

3.1 Origins and Historic Development

Roe Green Village forms part of the Kingsbury area of the London Borough of Brent. It was developed as a separate village area apart from existing developments in London and the more local area. Plans were drawn up in 1916 based on the Well Hall estate for the Woolwich Arsenal. Construction began in 1918 as a response to the need to provide housing for the employees of the newly opened Aircraft Manufacturing Company

The Aircraft Manufacturing Company occupied over 9,000m² (100,000 ft²) of factory employing 600 people (not including administrative staff) and was producing 20 machines per month. By 1918 their premises comprised almost 70,000m² (730,000 ft²) employing 4,400 people assembling 190 machines each month. This sudden and dramatic increase in employment necessary for increased aircraft output brought problems of living accommodation and public transport to what had hitherto been a relatively isolated country area. In 1916, the Office of Works commissioned its principal architect, Sir Francis Baines, C.B.E., M.V.O., (1877 1933), to design an estate of cottages for the aircraft workers. This was done along "garden village" lines at Roe Green. The term "garden village" represented an important concept of estate design. British Town Planning was in its infancy and there were few controls on building form save the local bye-laws. In this regard, the work of Baines should be judged in the context of the Garden City movement inspired by



Roe Lane

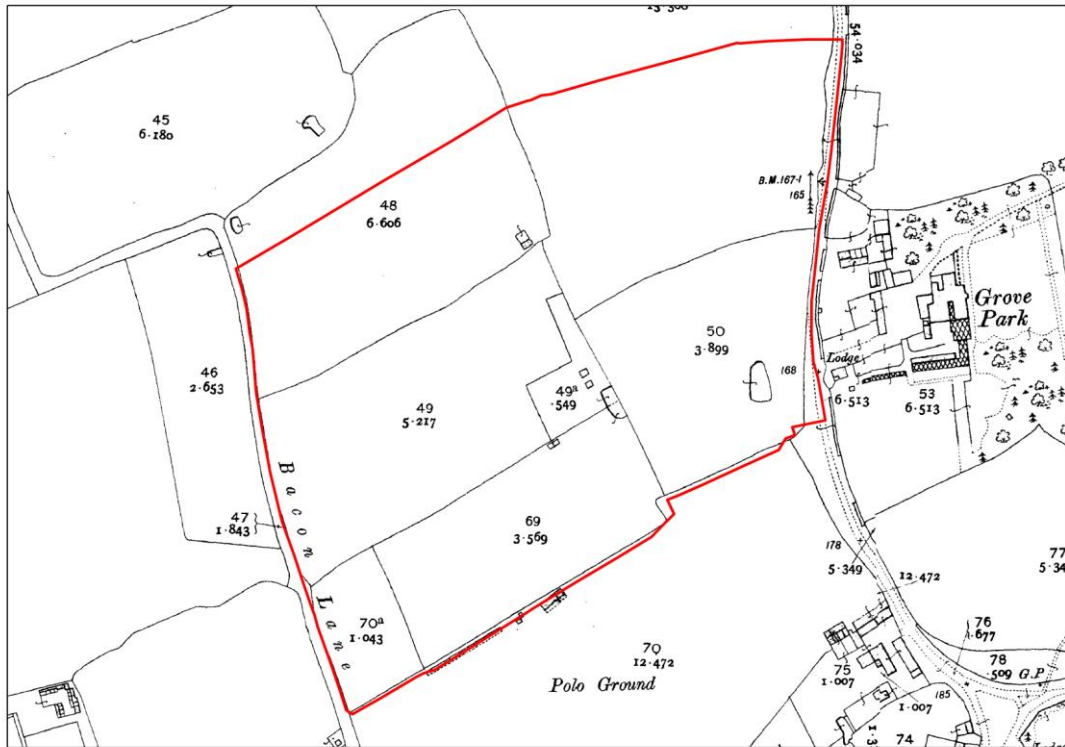
Ebenezer Howard. Baines' concept of estate design was refined with practice. Roe Green itself was based on his office's design for Woolwich Garden Suburb (the Well Hall Estate) which was built for the Arsenal in 1915. It is believed that the village was built by prisoners of war.



Roe Green Village c.2006



Roe Green Village c.1940



Roe Green Village c.1910

3.2 Archaeological Significance and Potential

There are no records of archaeological remains being discovered during construction of the Village, as the site was predominantly open land but medieval remains were discovered in 2005 in the original centre of Roe Green nearly 100m. to the south, bearing out the antiquity of the original village centres which existed before they were engulfed by the tide of suburbia.



Stag Lane

4.0 Spatial Analysis

4.1 Character and inter- relationship of spaces

Although seemingly organic, Roe Green Village is a planned area and strong themes are seen throughout the settlement. The public space is well overlooked due to the compact nature of the houses and the well designed windows on each façade.

Throughout the Village there is a clear distinction between public and private space with the boundaries defined by the building line of blocks of housing and also soft landscaping features such as hedges, bushes and other types of vegetation.



Goldsmith Lane

The 'active frontages', where the building line of the houses is set close to the street and the elevation features a number of windows, create a streetscene that is well bounded and overlooked. The gaps between the blocks of housing provide linkages between the streetscene and the substantial garden areas to the rear of the dwelling-houses.



Bacon Lane

Houses are generally arranged in groups of four – typically in E or L type arrangements, enabling access to the back gardens to be obtained with a minimum amount of inconvenience

4.2 Views and Vistas

Roe Green Village Conservation Area was constructed on a fairly level site with the compact layout and design of the buildings creating a sense of enclosure. Therefore there are not many views from the street level out towards the rest of the borough and city. However on the corner of Goldsmith Lane and Bacon Lane there is a view over Roe Green Park that also takes in the new Wembley Stadium development.



Bacon Lane

Within Roe Green Village there are a number of views from the streetscene between housing blocks through to the gardens areas behind. These emphasise the large garden space that has been provided for each house and for each maisonette and also contribute of the natural environment to the rural character of the area. Furthermore, they serve to emphasise the detailed rear elevations, which are typically afforded the same considerations as the front elevations. For example there is a clear view from the Village Green to the south, through the open skyline between two of the dwellings. The flank walls of the dwellings serve to frame the view to garden space to the rear of the dwellings. On entering the village via Goldsmiths Lane from the main road, Stag Lane, one is presented with a pair of village shops which form a casual marker point to the principle entrance to the village.



Bacon Lane

5.0 Character Analysis

5.1 Definition of Character Zones

The Conservation Area is bound by Stag Lane to the East and Princes Avenue to the North, while Roe Green Park and Kingsbury High School along with its surrounding playing fields bound the South and the West of the estate. Although noticeably distinct from surrounding developments, as a planned residential estate there are

no significant changes in character within Roe Green Village.

However the cul-de-sac Roe End is set out around a courtyard with a far more enclosed feel. Here houses are without front gardens and thresholds opening straight onto the road.

5.2 Activity, Prevailing and Former Uses

The village was constructed primarily for residential use, with a local shopping area, including a Co-op, on Stag lane and a pair of village shops on Goldsmith Lane. One of the latter has been converted to a house and the other survives as a hairdresser. The residential land uses have remained consistent to this day.



Goldsmith Lane

5.3 Architectural and Historic Qualities of the Buildings

The houses and maisonettes in the Roe Green Conservation Area are examples of the high quality craftsmanship and coherent design associated with the Garden City and Arts and Crafts movement. Many design details are replicated and varied on the houses throughout the area creating a strong sense of place. In particular the designer placed a strong emphasis on ensuring that the detailing on each house contributed to the overall design of the area. Features such as bracketed guttering over deep eaves, brick patterning, the use of Cornish Slate, tile creasing and chimney detailing have all been incorporated in a way that creates a pastiche of an invented vernacular. The houses are modest but were a practical response to the brief and even now are sought after living spaces



Goldsmith Lane

Front dormer windows are a common feature on many of the buildings in Roe Green village. They are generally set in line with the main front wall of the dwellinghouse and positioned directly above a ground floor window set on the main front wall. These also highlight the deep roof eaves and the detailed guttering prevalent on most of the houses.



Goldsmith Lane

There are variations in roof form between the different blocks of houses. Gable ended terrace rows, and hipped pairs of semi detached houses all with front dormers are common. Cat-slide roofs which sweep down to enclose porch areas are also present within the village. Although there are clear variations in roof form, the replication of materials used and detailed design features work to create a congruent local character.

6.0 Audit of Heritage Assets

6.1 The Contribution of Significant Buildings

Roe Green Conservation Area has a unique and consistent residential character defined by the E and L shaped terrace rows. Despite the wealth of architectural detail it is only the local telephone box which is a statutorily listed building in the defined area.

6.2 Prevalent and Traditional Materials and Finishes

Throughout the Conservation Area strong themes have been replicated and slightly varied to engender a distinct character. The materials and finishes strongly contribute to this character. The buildings at Roe Green were deliberately designed in a combination of brick or rendered walls, with slate roofs sweeping down to first floor level, or a combination of similar materials with tiled roofs and vertical tile hanging.

The houses with brick finish demonstrate the high quality of craftsmanship of the brick workers who were involved in the construction of the village. Patterned brickwork has been created through the use of dark headers interspersed amongst red stretchers. This is an example of the subtle design features that enhance the overall appearance of the area. In contrast to the solid brick elevation Baines also specified traditional white lime based renders. The houses and maisonettes with white render are found throughout the area and are well maintained. This adds to the rural character that is consistent throughout the Roe Green village.

Tile-Hanging of plain clay tiles is a predominant characteristic of the houses in Roe green and predominantly the front dormers on the houses centred around the “village” area.

Many of the original wooden window casements have been replaced with aluminium or PVCu, however in many properties original wooden frames remain in shared stairwells and halls between maisonettes. Window replacement is one of the biggest threats to the character of the area

6.3 Local Details

Roe Green Village 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.



Goldsmith Lane



Scudamore Lane



Roe Lane

6.4 Public Realm Audit

Typically, Roe Green Village has a very straightforward public realm of flagged footpaths flanking tarmac roads. The street furniture is ministry standard concrete kerbs and drainage with standard proprietary metallic lighting and services equipment.

6.5 Contribution of the Natural Environment

The natural environment plays a vital role in maintaining the character of Roe Green Village. There are open plots at strategic points within the area of which the village green is the most formal. The village green plays an important role in contributing to the rural identity of the settlement and is well used by the local community. The grassy areas provide a break in the building form and a connection with the large predominantly enclosed rear gardens.

The hedgerows which line many of the gardens are a significant feature of the area. Along Roe End these are flank the road itself, contributing to the character of the village. The hedges also provide a clear definition of public and private space whilst maintaining the aesthetic value of the area. Trees also form an integral part of the streetscene with a mix of species contributing to the pleasant townscape at different times of the year.

6.6 Extent of Loss, Intrusion or Damage

As Roe Green Village was designated in 1968, the first Conservation Area in the Borough of Brent, it has been fairly well protected from the unsympathetic development.

However there have been a few new buildings in the area which although of good quality, were not constructed in accord with the original development plans of the area. These developments have taken place on plots which were either garden areas or on large plots of land or on access points created for the later expansion of the village.

Design of alterations to front elevations

The character of most houses within the Conservation area is defined by the quality of detail and composition. The thoughtful mix of materials used in the elevations helps to define the special character. Although the front elevations of most houses remain sympathetic to the original character of the area, there are some examples of minor features which serve to detract from the unique character of the Village. On a number of houses porch



Roe Lane



Stag Lane



Shorts Croft

features have been altered, although on the whole the original wooden porch features have been retained.

Unfortunately, the installation of PVCu or aluminium in the replacement of windows rather than wood is damaging to both the character and design of individual homes.

Design, materials and extent of extensions

In Roe Green Village there is complete control over all permitted development since the application of an Article 4 Direction in 1977. There has been little impact since from unsympathetic extensions and materials, with the exception of window replacements, have remained of good quality.

Changes to fenestration

In many instances original windows and doors have been replaced by inappropriate modern alternative materials and designs. The replacement of windows in plastic modern materials is damaging to the vernacular character of Roe Green and the overall perception of the Conservation Area. Often on the maisonette blocks communal stairwell windows have remained unaltered, while privately owned windows have been replaced.

Roof alterations

Fortunately, most of the buildings were designed with roof dormers so Roe Green has not suffered like other areas with later bulky and inappropriate roof extensions.

Painting

There are examples of part or whole front elevations of roughcast properties having been painted white but brick properties are mostly unaffected.

Formation of Drives

There are good and bad examples of the formation of vehicular accesses facilitating parking in front gardens in terms of width and materials which the Article 4 seeks to control and influence.

Front gardens and boundary walls/hedges

Few of the front gardens in the area have been totally hard surfaced to provide car parking on the frontage.

The removal of front boundary walls/hedges is not acceptable, but examples of this are relatively few so that they do not affect the overall appearance of properties.

The parking of cars on frontage hardstanding can be unsightly and harmful to the appearance of the property and the suburban 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, original front walls and their circular



Roe Lane



Roe Lane



Scudamore Lane

piers survive although many are badly in need of repair and maintenance.

6.7 Capacity for change

The Conservation Area is under pressure from insidious small scale change through erosion of building detail. – Roe Green Village is an affluent and prosperous residential area that benefits from a large proportion of owner occupied houses that are relatively well maintained. The residential nature of the area means that the restrictions of the Planning Act and the GDPO through the Article 4 Direction will prevent radical change in terms of land use and intensification.



Edgebury Court

7.0 Community Involvement

The Council will maintain continues 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 Roe Green Village Conservation Area is sensibly defined and will not be adjusted until the next major review.

9.0 General Condition

Roe Green Village 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 where necessary Article 4 Directions to all its areas to prevent insensitive development. Roe Green Conservation Area in good condition but has declined most significantly in the following areas:

Windows and Doors

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

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.

10.0 Recommendations

The future of the Roe Green Conservation Area was secured with the application of the Article 4 Direction and the situation may improve with 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 Technical Terms

Brick bond -	Arrangement of bricks in a wall, combining bricks laid lengthways (stretchers) and bricks laid widthways (Headers)
Casements -	An opening 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
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
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.
Pargetting -	Decorative moulded or incised external plaster work
Parapet -	A section of a wall that projects above the eaves of a flat roof.
Roughcast -	Rendered wall finish with small stones added to the mixture.
Reveal -	The part of a wall that turns back towards the window frame in its opening
Sill -	The bottom section of a window frame that projects out from the wall to allow rain to run away.
Spalled bricks -	Bricks that have lost their front faces through frost damage.
String course -	A projecting band of brickwork,
Terracotta details -	Specially shaped and moulded bricks used as decorative features.

12.0 Contact Details

The Planning Service

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

Email: tps@brent.gov.uk

Website: www.brent.gov.uk/planning

Conservation advice:

Regeneration Design team

Tel: 0208 937 5018

Fax: 0208 937 5207

Planning Advice:

South Area Planning Team

Tel: 0208 937 5265

Fax: 0208 937 5207

Landscape Design Advice

Landscape design Team

Tel: 0208 937 5248

Fax: 0208 937 5207

Building Regulations Advice

Building control

Tel: 0208 937 5499

Fax: 0208 9375

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 Roe Green Village 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 Roe Green Village 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 Roe Green Village.

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 Roe Green Village and the Council is committed to a long term partnership.

2.5 Character Appraisals

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

3.6 An Equitable Historic Environment

The Conservation of the historic environment at Roe Green Village 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 Roe Green Village 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 Roe Green Village 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 Roe Green Village 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 Roe Green Village 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 Roe Green Village.

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

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

6.0 The Future

6.1 A Responsive Plan

The management plan for Roe Green Village 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 Roe Green Village Conservation Area.

Most importantly, this plan will be responsive and reactive to the changing needs of its residents. It is purposely

strategic, not specific, to enable it to accommodate changes in society and changes in society's expectations. At the same time it will maintain the balance with the need to preserve character.

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

Overall, it is in everyone's interest to preserve and enhance the character of Roe Green Village 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 the Conservation Area.

London Borough of Brent
Planning Service



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