

# **South Kilburn Conservation Area**

## **Character Appraisal**

# Character Appraisal

## Contents

The Appraisal	1.1
Planning Policy Context	1.2
<b>Location and Setting</b>	<b>2.0</b>
Location and Context	2.1
General Character and Plan Form	2.2
Landscape Setting	2.3
<b>Historic Development and Archaeology</b>	<b>3.0</b>
Origins and Historic Development	3.1
Archaeological Significance and Potential	3.2
<b>Spatial analysis</b>	<b>4.0</b>
Character and inter-relationship of spaces	4.1
Views and Vistas	4.2
<b>Character Analysis</b>	<b>5.0</b>
Definition of Character Zones	5.1
Activity, Prevailing and Former Uses	5.2
Architectural and Historic Qualities of the Buildings	5.3
<b>Audit of Heritage Assets</b>	<b>6.0</b>
Contribution of Significant Unlisted Buildings	6.1
Prevalent and Traditional Materials and Finishes	6.2
Local Details	6.3
Public Realm Audit	6.4
Contribution of the Natural Environment	6.5
Extent of Loss, Intrusion or Damage	6.6
Capacity for Change	6.7
<b>Community Involvement</b>	<b>7.0</b>
<b>Boundary Changes</b>	<b>8.0</b>
<b>General Condition</b>	<b>9.0</b>
<b>Recommendations</b>	<b>10.0</b>
<b>Technical Terms</b>	<b>11.0</b>
<b>Contact Details</b>	<b>12.0</b>
<b>Appendix One: Management Plan</b>	

## 1.0 Introduction

### 1.1 The Appraisal

This appraisal will identify, analyse and describe the historic and architectural character of the South Kilburn Conservation Area. It will identify the factors that led 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 South Kilburn Conservation Area was originally designated in February 1979 and once formed part of the Willesden Estate of the Ecclesiastical Commissioners.

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

Kilburn Park Station	
Cambridge Avenue	2-56
Cambridge Gardens	1-25 Consec.
Cambridge Road	61-63
Canterbury Road	111
Chichester Road	Chichester House, 55, 2-14, 50-60
Kilburn High Road	41-61
Manor Mews	
Oxford Road	2-52
Princess Road	9-67, 22-84

### 1.2 Planning Policy Context

#### **Definition of a Conservation Area**

Conservation Areas are areas of special architectural and historic character with an overall quality worthy of preservation and enhancement. The strength of their character is dependent on the way the individual buildings and gardens compliment each other. The Local Planning Authority is responsible for designating Conservation Areas from the law set down in the Planning (Listed Buildings and Conservation Areas) Act 1990. This enables the Council, with the aid of localised design criteria and additional controls over Permitted

Development, to influence the type of physical changes that would otherwise be detrimental to the area.

### **Statutory Framework**

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

### **Designations**

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

### **Policy Context**

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

### **Change and Development**

As with all Conservation Areas, South Kilburn 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 possible in time reverse the influence of unsympathetic development.

## **2.0 Location and Setting**

### **2.1 Location and Context**

The South Kilburn area forms the south-eastern boundary of the Borough of Brent and borders the London Boroughs of Camden to the west, Westminster to the south and borders the relatively affluent neighbourhoods of Maida Vale, Queens Park and West Hampstead. The conservation area is approximately 5.3 hectares in size.

The Conservation Area covers properties between Chichester Road/Cambridge Avenue and Princess Road / Oxford Road and selected adjacent areas. The population of the conservation area is currently estimated at 1,190.

### **2.2 General Character and Plan Form**

The houses in the Conservation Area are of several different types but they all share to a marked extent a common, distinctive architectural vocabulary. The whole estate was originally laid out with a series of roads grouped around a triangular space known as Cambridge Gardens. The coherence of the area is somewhat hard to appreciate today when parts have been redeveloped. However Cambridge Gardens remains and provides a focus for the Conservation Area.

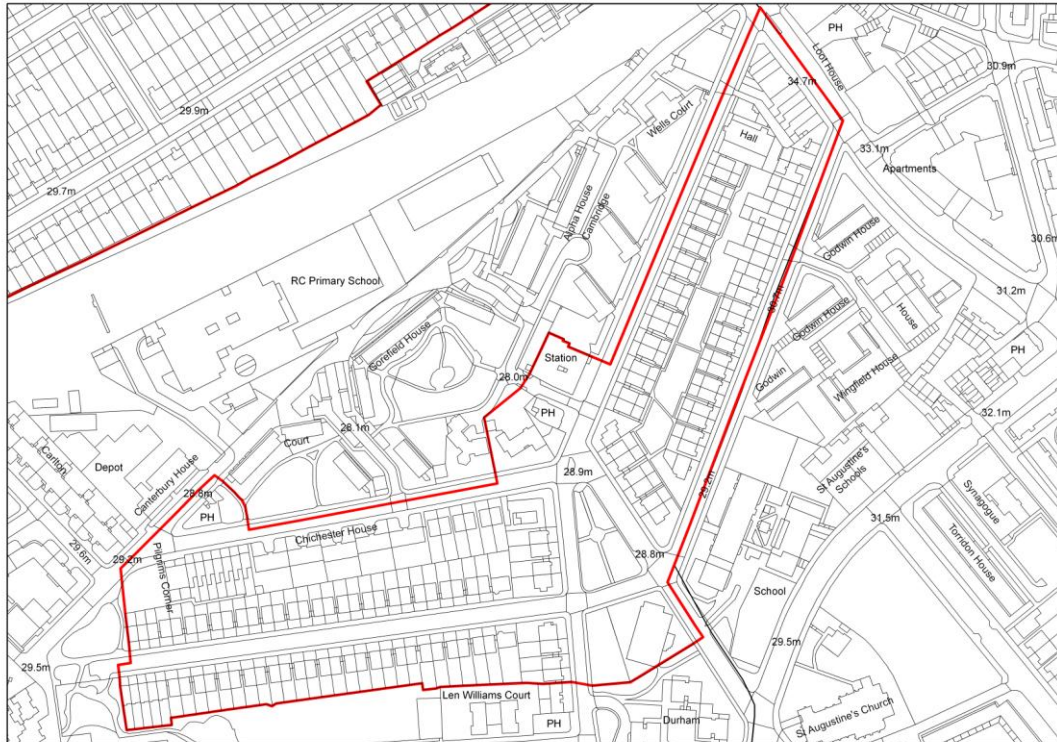
The surviving houses have large plots and the streets are wide and planted with trees which have now reached maturity, which adds to the attractiveness of the area.

### **2.3 Landscape Setting**

The area has a relatively flat topographical character and streets lead into the open space at the centre of Cambridge Gardens. However due to the angle the roads are positioned at, the views into this space are limited. Princess Road and Cambridge Gardens are the only sections of the Conservation Area where the original buildings have been retained on both sides of the road. The layout of the roads had also been influenced and bounded by Kilburn High Road and the mainline railway. There is no visual connection to the wider London context

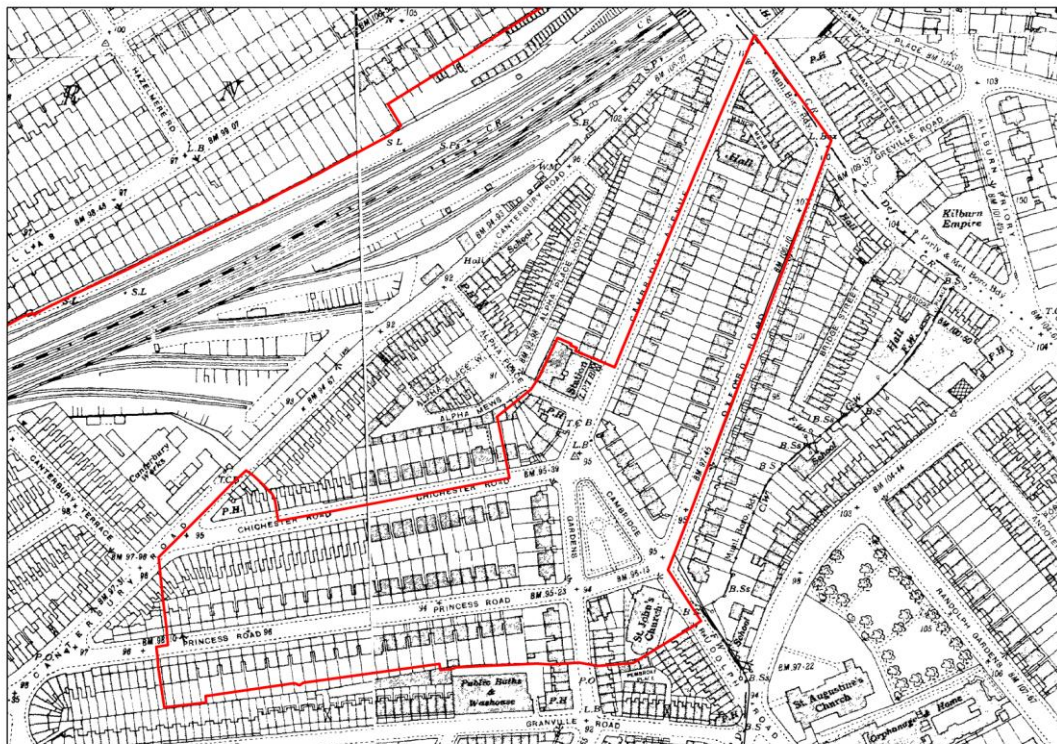
from the Conservation area building heights and local topography mean that there are no significant views to either man made or natural landmarks.

### 3.0 Historic Development and Archaeology

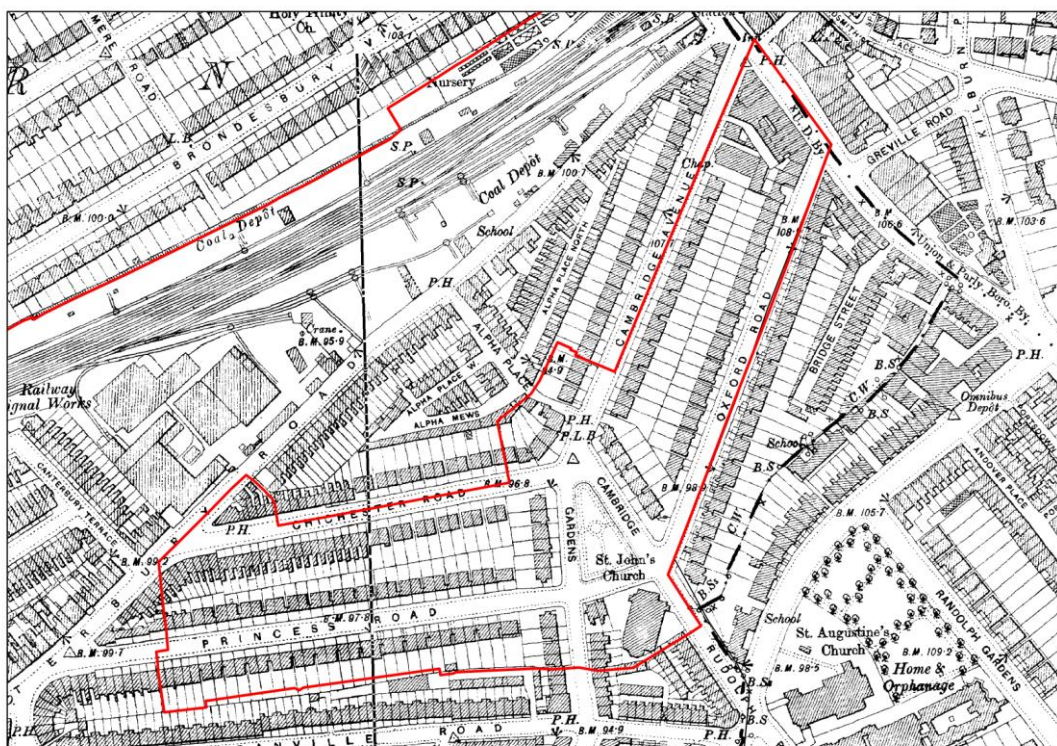


South Kilburn Conservation Area, c. 2005





South Kilburn Conservation Area, c. 1940



South Kilburn Conservation Area, c. 1890

### 3.1 Origins and Historic Development

The majority of houses in this area were built on the Estate of the Willesden Estate of the Ecclesiastical Commissioners. By the mid-Victorian period the built-up area of London had reached as far as the southern boundary of this estate and the circumstances appeared to be ideal for its transformation to a middle class suburb with plenty of appeal for those disenchanted with life nearer the city centre.

The most important pre-condition for such development, the provision of regular transport services, was already present. A regular service of horse buses had been running along the Kilburn High Road since the 1840s and there had been a railway station on the main line out of Euston to Kilburn (now Kilburn High Road) since 1852. A new terminus at Broad Street in 1865 provided an easy and convenient commute to the City as well as the West End.

Parts of the Willesden Estate were released for development in the 1850s. Bailey erected nearly 550 houses of which only a portion remain. There is no evidence that he employed an architect in the design of the houses, which suggests he relied on architectural pattern books of the period. The houses have a stamp of individuality which distinguishes them from most of the contemporary housing in the locality.

However, over time the buildings fell into poor condition. Most were in multiple occupation and by the 1930s many were considered obsolete. A number of sites around Alpha Place North, West and Alpha Mews were obtained under a Compulsory Purchase Order in 1934. In addition to this a number of sites were cleared following war damage including sites in Chichester Road and Canterbury Terrace with blocks of flats erected in their place. In 1956 the area was formally proposed for comprehensive redevelopment to address the remaining buildings and provide more modern accommodation and space for the residents.

The redevelopment of the area was phased with the buildings now within the Conservation Area, scheduled for redevelopment during the final phase after 1966. However, the redevelopment scheme was never fully implemented, leaving the streets now in the South Kilburn Conservation Area preserved. According to a report of the survey of the area undertaken in 1951 by Middlesex County Council these buildings were *'laid-out more spaciouly with good class family houses of three storeys with basement, in some cases with mews behind'*, therefore worthy of retention.



Today's Conservation Area preserves the remainder of these more spacious family houses. The buildings are stucco and stock brick villas dating from 1861-1873. Many of the buildings display ornate architectural designs of Italianate origin, and most of them are listed. They are now surrounded by blocks of flats and maisonettes thrown up as part of the comprehensive redevelopment in an attempt to provide more space and improved amenity for residents. However the planned open spaces and many of the community facilities originally intended for the area never came to fruition.

### **3.2 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**

Cambridge Gardens provides a focus for all the streets. However due to the more modern developments surrounding the area and the positioning of the roads in the area the area lacks a sense of cohesion.

### **4.2 Views and Vistas**

The views into and out of Cambridge Gardens are the most significant and Cambridge Gardens provides an attractive focal point. As the area is surrounded by modern developments the views out of the Conservation Area are mostly onto higher rise modern developments.



Cambridge Gardens

## **5.0 Character Analysis**

### **5.1 Definition of Character Zones**

The Conservation Area is a well defined and consistent suburban area, there are no significant changes in character within the boundary although immediately adjacent the modern high rise housing developments detract from the setting of the conservation area.

### **5.2 Activity, Prevailing and Former Uses**

The majority of the buildings in the area are residential properties. The exceptions are the ground floor retail units along Kilburn High Road and the corners of the roads

adjoining it, Kilburn Park Station, the RSPCA building and an old corrugated iron church now used as a hall.

### 5.3 Architectural and historic Qualities of the Buildings

The houses have been quite expensively built which is apparent in their external decoration. Their architectural designs are of Italianate origin and their repetition amounts to a positive trade-mark for the whole estate.

An important part of their design is not only the ornate decoration, the sash windows, slate roofs and chimneys but also the setting of the properties and the rhythmical layout of low walls and tall entrance pillars presenting a coherent and ordered street scene.

Most of the houses are 3 storeys; 2 bays wide; channelled stucco ground floor; brick with stucco dressings above. The predominant character of each street is described below:

**Cambridge Avenue:** The houses in this road are 3 storey semi detached villas linked by continuous single storey ground floor side projections painted white to match the stucco ground floors. The ground floor is rusticated and the majority of houses are 2 bays wide with some 3 bays wide.

**Cambridge Road:** These houses are similar to those described above. However, they have front projecting rectangular bays at full height with gable and they have no rustication.

**Cambridge Gardens:** The houses in this street are very similar in style to those in Cambridge Avenue only larger. They are 3 bays wide and have Corinthian-columned porches making this street appear slightly more grand and imposing. The houses face onto a triangular open space and make a very important contribution to the Conservation Area as a whole.

**Chichester Road:** The houses on Chichester Road are in poorer condition than those on the other streets in the Conservation Area. They are mostly terraced 3 storey buildings, 2 bays wide with stucco ground floors and flat roofs. They are generally of a much simpler design and style. Numbers 50 – 60 are detached houses which are 2 storeys with basement which is stucco and painted white. The windows are relatively large. The street is interrupted by modern 3 storey flats which results in an inconsistent streetscape.

**Princess Road:** The buildings on Princess Road combine to make a pleasing streetscape as there is a



Cambridge Avenue



Cambridge Gardens



Cambridge Road



Chichester Road

consistent rhythm created by the low garden walls and steps up to ground floors. The houses are 2 storeys in height with basements. Their decoration is more elaborate and detailed than in the other roads. As this is one of the two roads with houses preserved on both sides, it makes a very important positive contribution to the coherence of the area.

**Oxford Road:** There are several types of houses on this road. They range from 3 storey with basement, 3 bay wide semi detached houses with stucco ground floor with some linked at the ground floor, to 2 bay wide houses, 2 storeys with basement. A number of the houses have angled bay windows at ground and some at first floor too.

**Kilburn High Road:** The buildings on this busy road are 4 storey terraces with modern retail units at ground floor level. They are brick and two bays wide.

There are several buildings which are particularly interesting in historical terms and are different to the majority of the buildings architecturally. Number 10 Cambridge Avenue is a 19<sup>th</sup> century detached villa part of a pair linked by an arch which leads to mews at the rear. The building is associated with the RSPCA. It has a large relief of animals above the entrance and is painted white with the door and features painted blue which makes it a distinctive building in the conservation area.

Adjacent lies Cambridge Hall, which is a prefabricated structure built of corrugated iron with boarded wooden roof covered in corrugated asbestos and is a fairly elaborate example of this type of building.

Further along Cambridge Avenue there is Kilburn Park Underground Station which is built in the distinctive house style of the London Electric Railway Company established by Leslie Green. The building is listed as it is remarkably complete and is a particularly sophisticated and lavish example of this style of station.



Princess Road

## 6.0 Audit of Heritage Assets

### 6.1 Contribution of Significant Buildings

Most of the buildings in the Conservation Area are listed. There are no significant unlisted buildings contained within the area.

### 6.2 Prevalent and Traditional Materials and Finishes

All of the houses are brick, some red and some stock brick. The finish used also varies between the roads, some with

stucco and others with plain brick work and stone. Brick construction with yellow stock or red facing brick stone and stucco dressing were all employed in the construction of the buildings. Other materials used include:

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

### **6.3 Local Details**

This part of the Willesden Estate was constructed using methods and techniques that were common throughout the country during the rise of the suburban estate. Most materials were regionally sourced and can be found in suburban housing schemes of this period throughout London. The houses are constructed with yellow brick as these were locally sourced and are therefore cheaper.

### **6.4 Public Realm Audit**

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

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

The streetscapes are enhanced by tree lined streets. The majority of the trees are London Planes, however where only one side of the street survives, Alders and a variety of other species such as Lime and Maple have been planted alongside the newer development. Chichester Road is particularly sparse in trees, and the pattern of planting is not particularly regular, which detracts from the impact of the trees.

Cambridge Gardens makes a very significant contribution to the Conservation Area as it provides an attractive focus for the streets and creates pleasant views and vistas into and within the area.

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

There has been very little intrusion or damage to the buildings in the conservation area as most of the buildings are protected through their listed building status. However, the surrounding modern flats and buildings, by nature of their proximity, detract from the overall appearance of the Conservation Area.

## **6.7 Capacity for Change.**

As the majority of the buildings within South Kilburn are listed, the capacity for change is limited.

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

## **9.0 General Condition**

The Condition of the South Kilburn Conservation Area has declined most significantly in the following areas:

### **Windows and Doors**

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

### **Front Garden plots**

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

### **Painting**

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

## **10.0 Recommendations**



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

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

## 11.0 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

### Contents

<b>The Management Plan</b>	<b>1.0</b>
The Management Strategy	1.1
<b>Policy</b>	<b>2.0</b>
The Local Development Framework	2.1
Community Involvement	2.2
Conservation Area Designation: Council	2.3
Conservation Area Designation: Residents	2.4
Character Appraisals	2.5
Archives and Information	2.6
<b>Practice</b>	<b>3.0</b>
Development Control	3.1
Review of Conservation Systems	3.2
Planning Guidance	3.3
Planning Policy Guidance Note 15	3.4
Technical Advice	3.5
An Equitable Historic Environment	3.6
<b>Preservation and Enhancement</b>	<b>4.0</b>
Understanding the Asset	4.1
Maintaining Quality	4.2
Preserve or Enhance	4.3
Enhancement Initiatives	4.4
Elements at Risk	4.5
Training and Communication	4.5
<b>Monitoring and Review</b>	<b>5.0</b>
Development control	5.1
Design Guidance	5.2
Community Involvement	5.3
<b>The Future</b>	<b>6.0</b>
A Responsive Plan	6.1

## **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 South Kilburn Conservation Area. The plan will build upon and develop the strengths, weaknesses and opportunities identified by the appraisal process and create a coordinated framework for future development. The Plan will rationalise the statutory and policy requirements with the aspirations of local residents. A thoroughly debated plan will provide a point of reference with agreed and consistent aims for all those concerned with the future of South Kilburn Conservation Area.

## **2.0 Policy**

### **2.1 The Local Development Framework**

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

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

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

### **2.2 The Community Involvement**

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



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

### **2.3 Conservation Area Designation: Council**

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

### **2.4 Conservation Area Designation: Residents**

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

### **2.5 Character Appraisals**

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

## **2.6 Archives and Information**

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

## **3.0 Conservation Strategy and Practice**

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

### **3.1 Development Control**

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

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

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

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

Or,

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

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

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

- ix) All applications for work in conservation areas must be accompanied with clear indications of proposed materials. Physical examples of materials must be submitted prior to commencement of work.
- x) Where possible the Council recommend pre application consultation with the planning Service to help with the requirements for a high quality application.

### **3.2 Review of Conservation Systems**

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

### **3.3 Planning Guidance**

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

### **3.4 Planning Policy Guidance Note15**

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

### **3.5 Technical Advice**

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

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

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

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

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

## **4.0 Preservation and Enhancement**

### **4.1 Understanding the Asset**

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



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

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

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

## **4.2 Maintaining Quality**

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

### **Quality of applications**

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

### **Quality of materials**

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

**Detail**

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

**Experienced persons**

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

**Specialist Advice**

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

**Article 4 Directions**

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

**PVCu Window frames**

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

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

**4.3 Preserve or Enhance**

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

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

#### **4.4 Enhancement Initiatives**

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

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

#### **4.5 Elements at Risk**

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

##### **Roof Covering**

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

##### **Chimneys**

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

**Window Frames and Doors**

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

**Roof Covering**

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

**Brickwork**

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

**Front Plots**

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

**Extensions**

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

**Satellite Dishes**

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

**4.6 Training and Communication**

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

**5.0 Monitoring and Review**

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

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

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

## **5.1 Development Control**

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

## **5.2 Design Guidance**

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

## **5.3 Community Involvement**

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

# **6.0 The Future**

## **6.1 A Responsive Plan**

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

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



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

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

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

