

St. Andrew's Conservation Area

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 St Andrews Conservation Area. It will identify the factors that lead to the declaration of the Conservation Area. It will highlight the prevailing quality, level of preservation of the details that define the character of the conservation area.

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

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

The St Andrews Conservation Area was originally designated in December 1983 as “Old Church Lane”. The original designation was subsequently revised on 11th January 1993. An Article 4 (2) Direction was put in place in February 2005.

List of properties within the Conservation Area:

| | |
|---|--|
| Birchen Grove: | 49 - 51 |
| Church Lane: | St Andrews New Church, Church Hall & Vicarage |
| Church Walk: | 1 – 12, 14 - 16 |
| Leith Close: | 1 – 35, 2 - 32 |
| Old Church Lane: | 1 – 29, 6 – 26, 40 – 44, The Lodge. |
| Orchard Lodge: | 1 – 4 |
| St Andrew’s Old Church and Cemetery Land | |
| St Andrews Road: | 1 – 23, 2 – 24, Hazeldene |
| Tudor Gardens: | 1 – 5, 2 – 2a |
| Tudor Close: | 1 – 26 (consec.), Tudor Lodge, Sandon |
| Wells Drive: | 1 – 31, 2 - 32 |

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.

2.0 Location and Setting

2.1 Location and Context

The Conservation area lies within the Welsh Harp ward of the London Borough of Brent and has a population of approximately 692 covering an area of 129719m². To the

west of the Conservation Area lies Brent Reservoir with adjacent green spaces (Welsh Harp Open Space and Neasden Recreation Ground). Directly behind the dwellings of Leith Close and Wells Drive (to the west) lies Birchen Grove Allotments. To the north of the Conservation Area, residential suburban development predominates. At the east end of Old Church Lane is Blackbird Hill, a busy street with high levels of traffic leading towards Neasden and the North Circular Road.

Change and Development

As with all Conservation Areas, St Andrews 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 to park off street. However, residents are becoming more aware of the value of an historic house and its location in an area of character and more owners are keen to retain the “original features” that prompted them to buy their home. The Conservation Areas of Brent are all now protected by an Article 4 Direction which should help to stop the decline in character through permitted development, and possibly in time reverse the influence of unsympathetic development.

2.2 General Character and Plan Form

The special character of the area is based not only on the design of the buildings and that of the open space but also on their street setting and the street scenes. The tree lined streets are an integral part of the character of this area. Attractive planting of Silver Birch trees on street, and the variety of other species of trees and hedges such as privet, holly and conifers planted within gardens contribute to a greater sense of the rural idyll which was a core aim of suburban developments in this period. The presence of wide grass verges, particularly on Old Church Lane, create a buffer between the road and pavement and the generous front gardens of properties enhances the feeling of open space. Within the Kingsbury Park estate the grass verges are smaller, but the on street tree planting is fairly extensive and the addition of landscaped islands as centre pieces for the cul-de-sacs creates heightened perceptions of a rural location. Boundary treatments within the Kingsbury Park estate are predominantly made up of a simple soldier course of brickwork. This is a key feature of the estate because it allows for a degree of visual interaction between residents that would be lost if higher, more private boundaries were introduced. The boundary treatment in



Wells Drive



Old Church Lane

Tudor Close is also low and relatively open when compared with other residential developments.

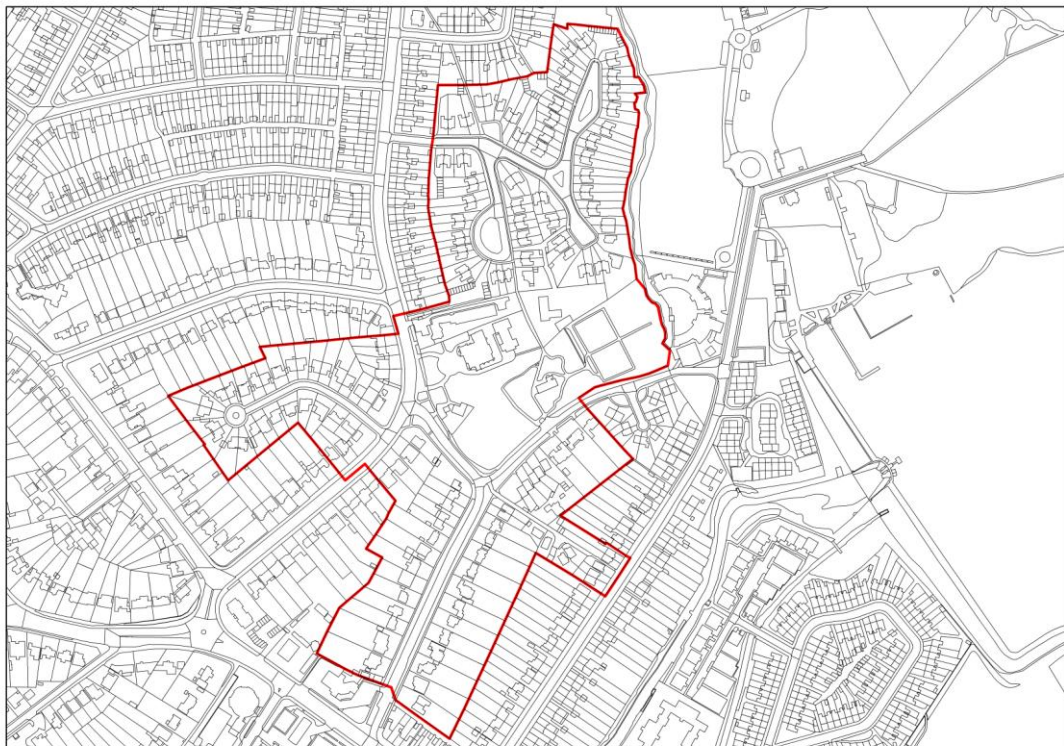
2.3 Landscape Setting

The topography of the Conservation Area is relatively inconsistent. The undulating nature of the area creates visual interest and a variety of different views. From the south, Old Church Lane falls towards the cemetery and then rises towards the old church. Tudor Close gently falls from the top down to Tudor Gardens which creates a picturesque view of the New Church. The topographical character means that perambulations around the roads and avenues are full of revealed views as significant corners are turned within the Conservation Area.

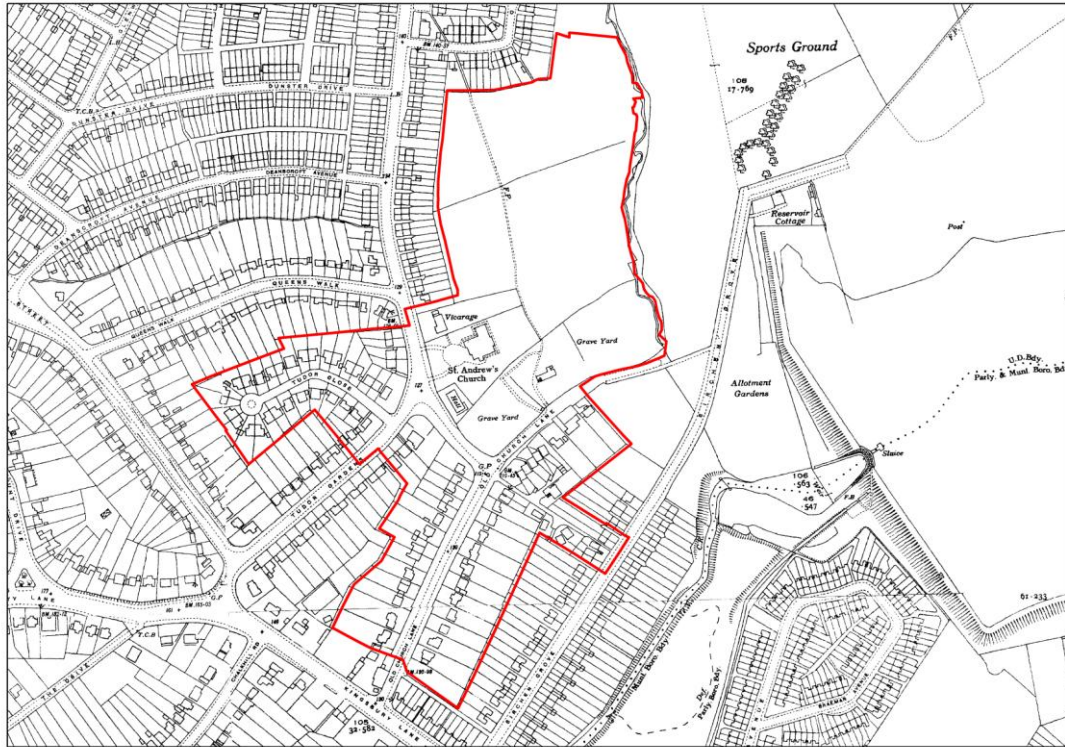


Tudor Close

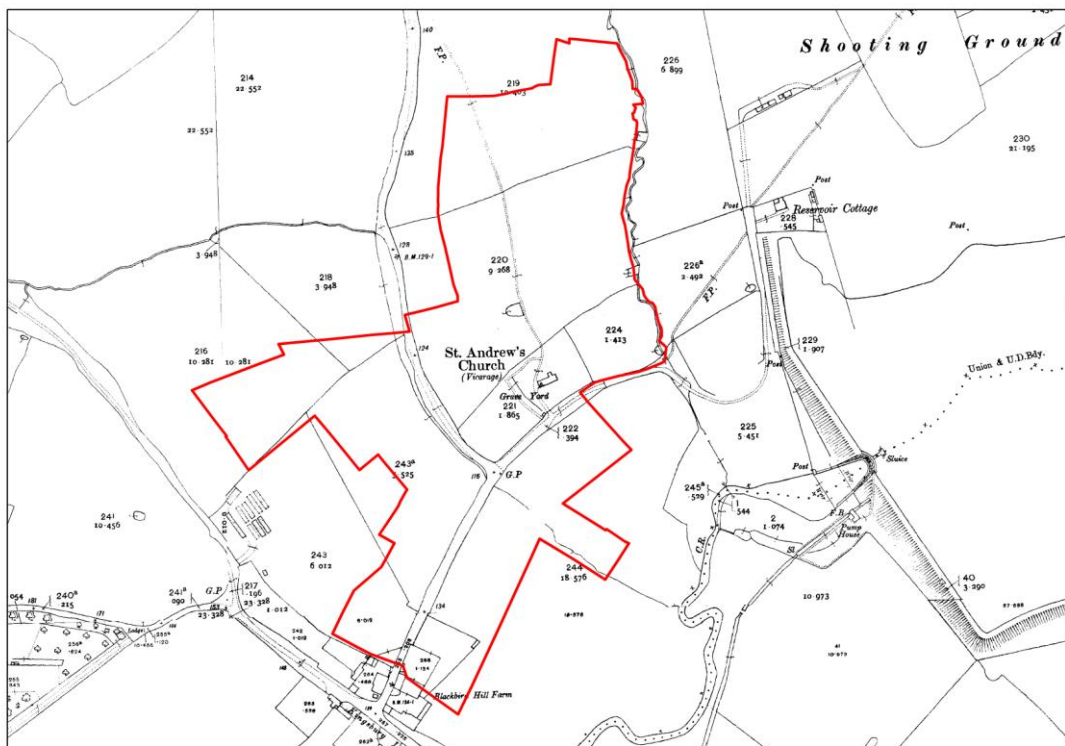
3.0 Historic Development and Archaeology



St Andrews c. 2006



St Andrews c. 1940



St Andrews c. 1910

3.1 Origins and Historic Development

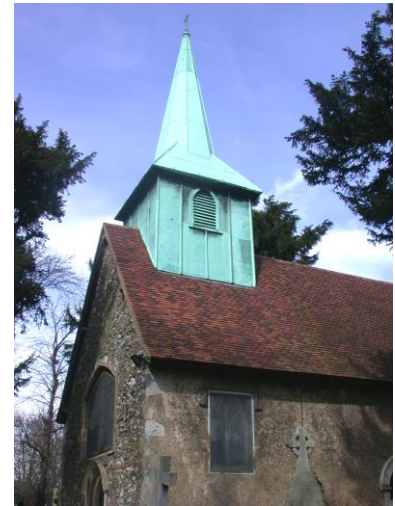
The Conservation Area is centred on the historic core of the original village of Kingsbury. The only survivors of the medieval village are the alignment and character of Old Church Lane itself and the Old Church of St Andrew with its surrounding ditch and embankment.

Old Church Lane is made up of semi-detached and detached two storey houses mostly developed between 1923 and 1929 as the Blackbird Farm Estate, Kingsbury Hill by the Mapesbury, Cricklewood builder, C.W.B. Simmonds. The north-east leg of Old Church Lane from its junction with Church Walk forms the southern boundary with hedges and trees of the old church of St Andrew.

The Conservation Area takes in the old church and the medieval embankment and ditch around it and the churchyard extension of 1901. The church, listed Grade 1, is probably the oldest building in the Borough being erected about 1200. The structure incorporates Roman building material which can also be found scattered about the churchyard indicating an earlier occupation of the site. This was the centre of Kingsbury at the time of the Domesday Book (1086) and the remnants of a medieval ditch and embankment still survive. To the north of the site lies the "new" church of St Andrew re-built here in 1933-1934 to designs by W.A. Forsyth who designed and simultaneously built the adjoining vicarage. The church which is listed Grade II* was originally built near Oxford Circus in 1844 - 47 to designs by S. W. Daukes. The interior is a fine example of Victorian Architecture, incorporating the work of notable architects of the time including Street, Pearson and Butterfield. The decorative freestone dressed exterior with its three-storey tower and spire is a dominant feature of the local street scenes.

Tudor Close is an estate of bungalows built to designs by P Rains in accordance with bye law approval dated November 1927. The corner stone for the reconstruction of St Andrews (new) church was not laid until October 1933 so the dominance and siting of the church opposite the beginning of the cul-de-sac is as much fortuitous as it is a striking example of townscape.

The mock Tudor Kingsbury Park Estate of two-storey purpose built flats, by the architect Samuel A.S. Yeo, similarly benefits from its setting and layout. In this case, with its construction in 1937, the impact of St Andrew's church was no accident and the architect established an intricate layout to maximise the benefit of this landmark. The Kingsbury Park Estate was developed for the Neasden Park Building Company under the Town and



Old Church of St Andrew



New Church of St Andrew



Tudor Close



St Andrews Road

Country Planning Act 1932 under the draft Kingsbury Town Planning Scheme and Wembley U.D.C. bye laws. It is a fine example of a planned estate notable for its layout and amenity areas.

3.2 Archaeological Significance and Potential

The cemetery of the Old Church of St Andrew a series of tomb stones that are statutorily listed at grade II and the area has been designated as a Site of Archaeological Importance within the Unitary Development Plan.

4.0 Spatial analysis

4.1 Character and inter-relationship of spaces

The special character of the Conservation Area was and is derived from this historic setting and the inter-relationships of more modern 20th Century suburban estates of rich quality and varied design. The chief components of this are the mock-Tudor houses by C.W.B. Simmonds for the Kingsbury Hill Estate, Trobridge's own individualistic designs for St Andrew's Mansions, and St Andrew's New Church. The latter has an impact upon the area far beyond the curtilage of its own site for its substantial tower and spire form a focal point for a number of local views.

4.2 Views and Vistas

The most significant views both in and out of the Conservation Area are towards the New Church. The church plays a vital part in creating the special identity of the conservation area due to its presence within most of the local views. The views are appropriately framed by the houses that flank the roads, and the presence of significant amounts of greenery aids in promoting a rural village quality within the area.

5.0 Character Analysis

5.1 Definition of Character Zones

The character of St Andrews Conservation Area is defined by three distinctive areas of housing based around Old Church Lane, Tudor Close and the Kingsbury Estate which all surround the two churches.



Cemetery



St Andrews Mansions



The church is present in many views

5.2 Activity, Prevailing and Former Uses

The Conservation Area is based around the historic core of the original village of Kingsbury. The only uses within this area are ecclesiastical and residential.

5.3 Architectural and Historic Qualities of the Buildings

Old Church Lane is made up of semi-detached and detached two storey houses. The principal design is mock-Tudor with pegged timber beams at first floor level, leaded light windows and red tiled roofs. The infill panels between the timbers are either rendered (some with parquetry) or are of attractive patterned brick and tile. Old Church Lane which retains something of its former rural appearance is linked to Birchen Grove by a footpath - Church Walk - which was constructed along a former right of way to provide access to an estate of flats – Old St. Andrew's Mansions - developed by Ernest George Trobridge between 1934 and 1936. The flats are two storeys and are built of brick and rendering with gabled roofs and tall impressive chimney stacks. Trobridge's architectural style already the subject of Conservation Area status elsewhere is notable here for the exquisite quality of the arched brick entrances and end wall details. On the gable end of No.8 Old St. Andrews Mansions "the chimney climbs lazily skyward having meandered across the walls; the weight of the roof is carried at the eaves by differently sized stacks of tile which bear onto corner windows". Care and prestige is implied by the craftsmanship of the bricklayer.

Tudor Close is an estate of detached and semi-detached bungalows built to designs by P Rains. The buildings are typified by the use of exposed brickwork up to the level of fenestration, which is rendered up to the roofline. There is usually a front gable with varying arrangements of decorative timber beams. Red tiled roofs predominate with small central chimney stacks and taller rear stacks. Windows are leaded with projecting 45 degree bays.

Kingsbury Park Estate comprising Leith Close, St Andrews Road and Wells Drive is made up of two storey mock-Tudor purpose built flats designed by architect Samuel A.S. Yeo. These flats appear as semi-detached houses with two separate entrances (either at the front, or with one at the side). Most of the properties have brickwork at ground floor with "black and white" timber beams with rendered infill panels at first floor. Small Oriel windows are present at the first floor of many of the properties. The vast majority of properties have two storey bays with leaded windows. The estate is laid out on three cul-de-sacs with a generous amount of planting.



Old Church Lane



St Andrews Mansions



Tudor Close



Leith Close

6.0 Audit of Heritage Assets

6.1 Contribution of Significant Unlisted Buildings

Although there are a number of listed buildings – Old Church of St Andrew (Grade I), St Andrews New Church (Grade II*) and Old St Andrews Mansions (Grade II*) – there are also some exemplary buildings which are not listed. The large detached and semi-detached houses along Old Church Lane created by Ernest George Trobridge probably contribute the most to the overall character of the area. The high quality Arts and Crafts style buildings are highly visible and really typify the character of the Conservation Area.



Old Church Lane

6.2 Prevalent and Traditional Materials and Finishes

St Andrews Conservation area owes as much to the quality of building detail as to the broader townscape setting for the definition of its character. The Estate as a whole constitutes an attractive suburban area characterised by open spaces between various compositions of mock Tudor arts and crafts with two historic churches as the centrepiece.

The contribution of the major constituent elements to the character of St Andrews Conservation Area is apparent to all that visit the area. However, the quality of detail that the buildings enjoy is equally important for the overall character of the area. The design of doors, windows, gates, corbel brackets etc is usually extremely high quality in the St Andrews Conservation area.



St Andrews Mansions

The patterned brick infill panels on the properties on Old Church Lane create a distinctive quality to the mock-Tudor façades that is vital for the character of the area.

It is the detailing which makes the properties of Old St Andrews Mansions distinctive and identifiable as the work of Ernest George Trobridge. The tall and striking chimney stacks and brick detailing are an essential part of the character of this area. The imposing staircases which protrude from the front of the buildings create a sense of grandeur, whilst being functional and attractive.



6.3 Local Details

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

6.4 Public Realm Audit

Typically, St Andrews 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. However, the roads through and into the Conservation Area are lined with small grassed verges that add to the rural character of the area.

6.5 Contribution of the Natural Environment

In general, St Andrews has a very green Character defined by the hedges and trees to garden boundaries and a variety of planting along the roads of the area. Trees are an essential part of the character of the area and the mix of deciduous and coniferous trees is a part of the now prevailing character. Indeed, the coniferous planting provides a green setting for the area during the winter. A large number of species have been planted throughout the conservation area including: Silver Birch, Ash, Laburnum, Purple Leaf Plum, Norway Maple, Japanese Cherry, Robinia, Apple and Caucasian Lime. Dense planting along the boundary of the cemetery provides a strong sense of being in a significantly more rural setting.



Old Church Lane

6.6 Extent of loss, Intrusion or Damage

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 articulation of elevations helps to define the organic vernacular character. Unfortunately, in a number of cases the recessed entrance porches have been in filled in an unsympathetic manner damaging both the character and design of the houses, and in turn the street scene. Erection of new front porches in a style not in keeping with the rest of the building has an adverse affect on the character of the Conservation Area.

There are examples of unsympathetic front extensions infilling between Bay windows detracting from the original style/character of the houses and should be avoided.



Old Church Lane

Design, materials and extent of extensions

Extensions of less than 50 cubic metres (subject to certain provisions) can be built without planning permission (where no other extensions exist) and these, although comparatively small, can be damaging particularly where they close the gaps existing between properties. The impact of such extension is exacerbated further by an inappropriate design, scale, and massing, and use of poor quality materials. New porches often have a poor relationship to the original front elevations of



St Andrews Road

houses. There are examples of such extensions in the St Andrews Conservation Area significantly affecting the appearance of individual buildings and the open suburban character of the Conservation Area.

Changes to fenestration

In some instances, original windows and doors have been replaced by inappropriate modern alternative materials and designs. Replacements with unsympathetic modern materials can be out of keeping with the traditional houses and detract from their original character. Many of the original windows in the Trobridge buildings on Old Church Lane were framed with solid timber, a great deal of these have now been replaced.



Tudor Close

Roof alterations

In some instances, unwieldy projecting roof lights have been installed to the front and side elevations of the properties, which have a detrimental impact on the character of the roofscape, which is an important aspect of the Conservation Area character. Examples of bulky roof lights – looks unsightly and affects the visual appearance of the property in the street scene



Tudor Close

Painting

There are examples where parts of front elevations of properties have been painted white or cream, affecting the overall appearance of houses. In many cases, the painting was not to cover damaged brickwork.



St Andrews Road

Formation of Drives

The formation of vehicular accesses with poor quality materials for the purpose of providing off-street parking in front garden areas has in some instances caused erosion of wide grass verge areas at pavement level. This has significantly affected the original tree lined street scene with its wide grass verges at pavement level.

Front gardens and boundary walls/hedges

Many front gardens in the area have been hard surfaced to provide car parking on the frontage. In some instances this has involved the removal of front boundary walls/hedges, and where boundary walls are replaced they are often inappropriate design and materials. In some instances, whole front gardens of houses have been hard surfaced to provide off-street parking. The parking of cars on front hardstandings can be unsightly and harmful to the appearance of the property and the suburban character of the Conservation Area.



Old Church Lane

Although there are a number of different treatments to front boundaries, they are all part of the character of the area. In many cases, front plot enclosures do not reflect the original scale and designs of front boundaries. Low

walls (often only single brick) with Privet and Holly planted behind is typical of the area. An attractive single brick course placed at an angle, with fanning elements at regular intervals is a key feature of boundary treatments on Old Church Lane which in many instances has not been retained. Boundary treatments within the Kingsbury Park estate are predominantly made up of a simple soldier course of brickwork. This is a key feature of the estate because it allows for a degree of visual interaction between residents that would be lost if higher, more private boundaries were introduced. The boundary treatment in Tudor Close is also low and relatively open when compared with other residential developments.



Old Church Lane



6.7 Capacity for Change

The Conservation area is under pressure from insidious small scale change through erosion of building detail. St Andrews 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 will prevent radical change in terms of land use and intensification

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

9.0 General Condition

St Andrews Conservation Area has suffered like all the Boroughs Conservation Areas with decline in character through works carried out as permitted development. The Council has in response to this, applied Article 4 Directions to all its residential Conservation Areas to

prevent insensitive development. The Condition of the St Andrews Conservation Area has declined most significantly in the following areas:

Windows and Doors

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

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 St Andrews Conservation Area is now more secure with the application of the Article 4 Direction and the publication of the Character appraisal. However in order to develop and enhance the character of the area the following recommendations need to be addressed:

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

11.0 Explanation of Technical Terms

| | |
|--------------------------|--|
| Brick bond - | Arrangement of bricks in a wall, combining bricks laid lengthways (stretchers) and bricks laid widthways (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. |
| Parapet - | A section of a wall that projects above the eaves of a flat roof. |
| Pargetting - | Carved and moulded decorative plaster work. |
| Roughcast - | Rendered wall finish with small stones added to the mixture. |
| Reveal - | The part of a wall that turns back towards the window frame in its opening |
| Sill - | The bottom section of a window frame that projects out from the wall to allow rain to run away. |
| Soldier Course - | A row of brickwork vertically placed |
| 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

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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 St. Andrews 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 St. Andrews 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 St. Andrews.

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 St. Andrews and the Council is committed to a long term partnership.

2.5 Character Appraisals

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

3.6 An Equitable Historic Environment

The Conservation of the historic environment at St. Andrews 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 St. Andrews 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 St. Andrews 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 St. Andrews 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 St. Andrews 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 St. Andrews.

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

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

6.0 The Future

6.1 A Responsive Plan

The management plan for St. Andrews 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 St. Andrews 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 St. Andrews 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 St. Andrews.

London Borough of Brent
Planning Service



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