

Brent Historic Environment Place-making Strategy

Proposed Conservation Areas and Extensions



The high architectural quality required for conservation area designation can be seen through Brent's existing conservation areas such as Barn Hill. It derives its special interest from the hillside setting as much as from the designs of the houses by builder-developers Messers Haymills which illustrate attractive distinctive mock-Tudor character and detailing (pictured above).

May 2019



Brent

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Background

Historic Environment Place-making Strategy

A Historic Environment Place-making Strategy for Brent has been drafted to support the Local Plan and sets out and assesses the rich history and architecture of Brent. The Strategy can be downloaded at: www.brent.gov.uk

Possible conservation areas and extensions to existing conservation area boundaries

In terms of conservation areas, the Council has a statutory duty to review conservation areas periodically to bring forward proposals for protection and enhancement and to check their special architectural and historic interest is still significant.

An initial review of possible parts of the Borough which could merit conservation area status (new and extensions to boundaries) has been undertaken as part of the Historic Environment Place-making Strategy. Each area has been surveyed to establish whether it has special architectural or historic interest. The overall boundaries have not been precisely considered but, generally, the history, architecture, buildings, layouts, streets and trees have been assessed.

At this stage the Council only wishes to understand if these approximate areas are worthy of further investigation. The main purpose is to assess whether or not a new conservation area could be designated or an existing conservation area boundary extended. If these areas can be seen to have demonstrably special architectural or historic interest then formal consultation will be undertaken.

Current status

If your property falls within a proposed conservation area or an extension to existing conservation area boundary it currently carries limited weight in the planning process as the area is not formally designated. The Council will however give additional scrutiny from a heritage perspective to applications for significant changes in these areas to ensure that proposals for properties or structures do not obviously diminish consistency of character or loss of important features that reduce the area's potential for conservation area status.

Next steps

The Historic Environment Place-making Strategy is part of the Local Plan evidence base. The Local Plan and evidence base underwent consultation between November 2018 and January 2019. The Local Plan will be published for a further stage of consultation (known as Regulation 19 stage) in late 2019 with anticipated examination and adoption in 2020.

Following recommendations in the Historic Environment Place-making Strategy, all the proposed conservation areas and extensions to existing conservation area boundaries will be programmed for review.

Formal public consultation on the proposed conservation areas and extensions to existing conservation area boundaries is necessary and will be undertaken. This provides an opportunity to test local resident, businesses and public support which is important if policies directed towards the preservation or enhancement of the character or appearance of the area are to succeed. Anyone can make representations.

Results of initial survey

The following pages give details of possible parts of the Borough which could merit conservation area status (new and extensions to boundaries). The full survey can be downloaded at: www.brent.gov.uk

Possible conservation area: Malvern Road

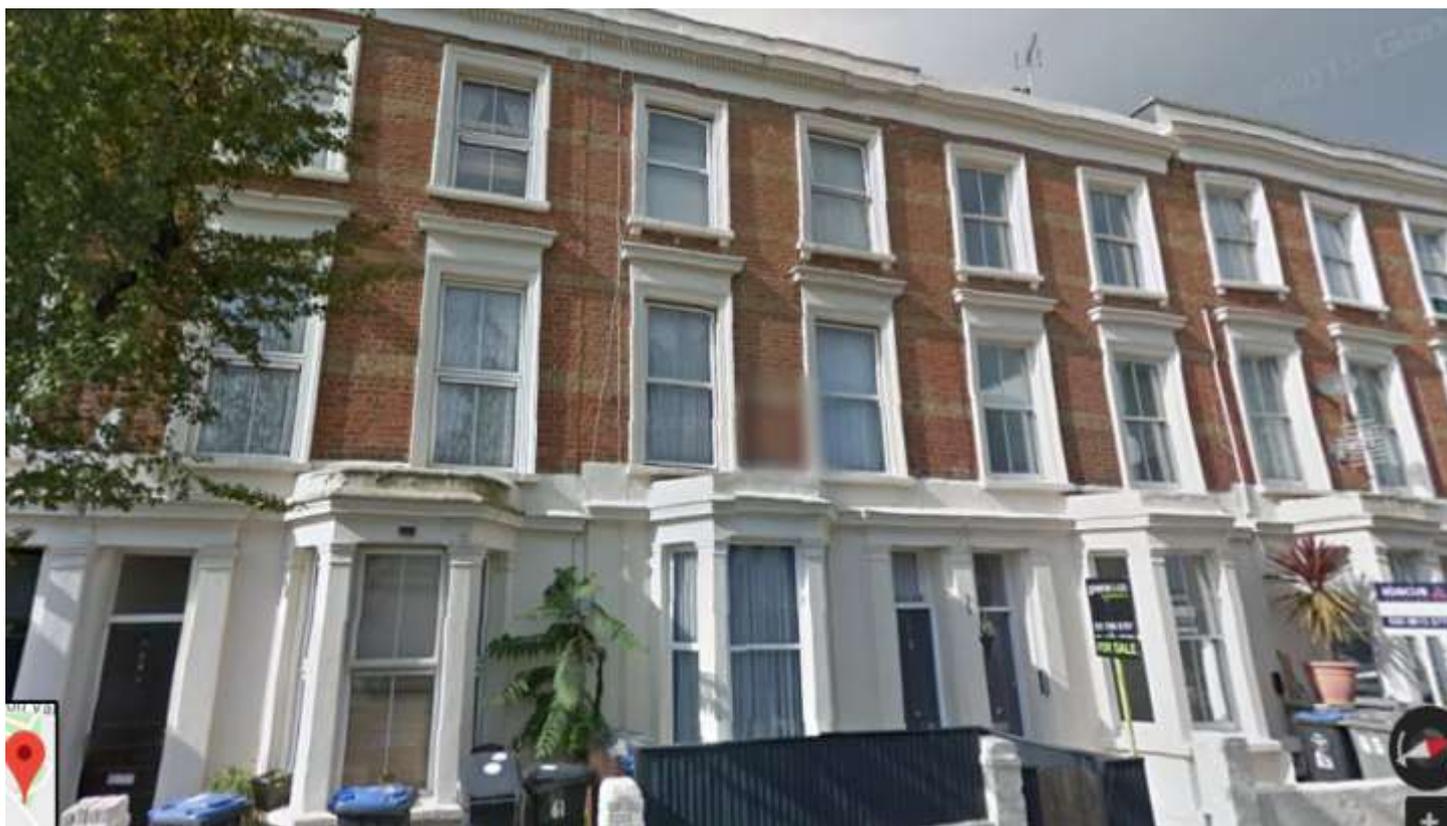
The majority of houses in this area were built on the Estate of the Willesden Estate of the Ecclesiastical Commissioners. By the mid-Victorian period the built-up area of London had reached as far as the southern boundary of this Estate and the circumstances appeared to be ideal for its transformation 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.

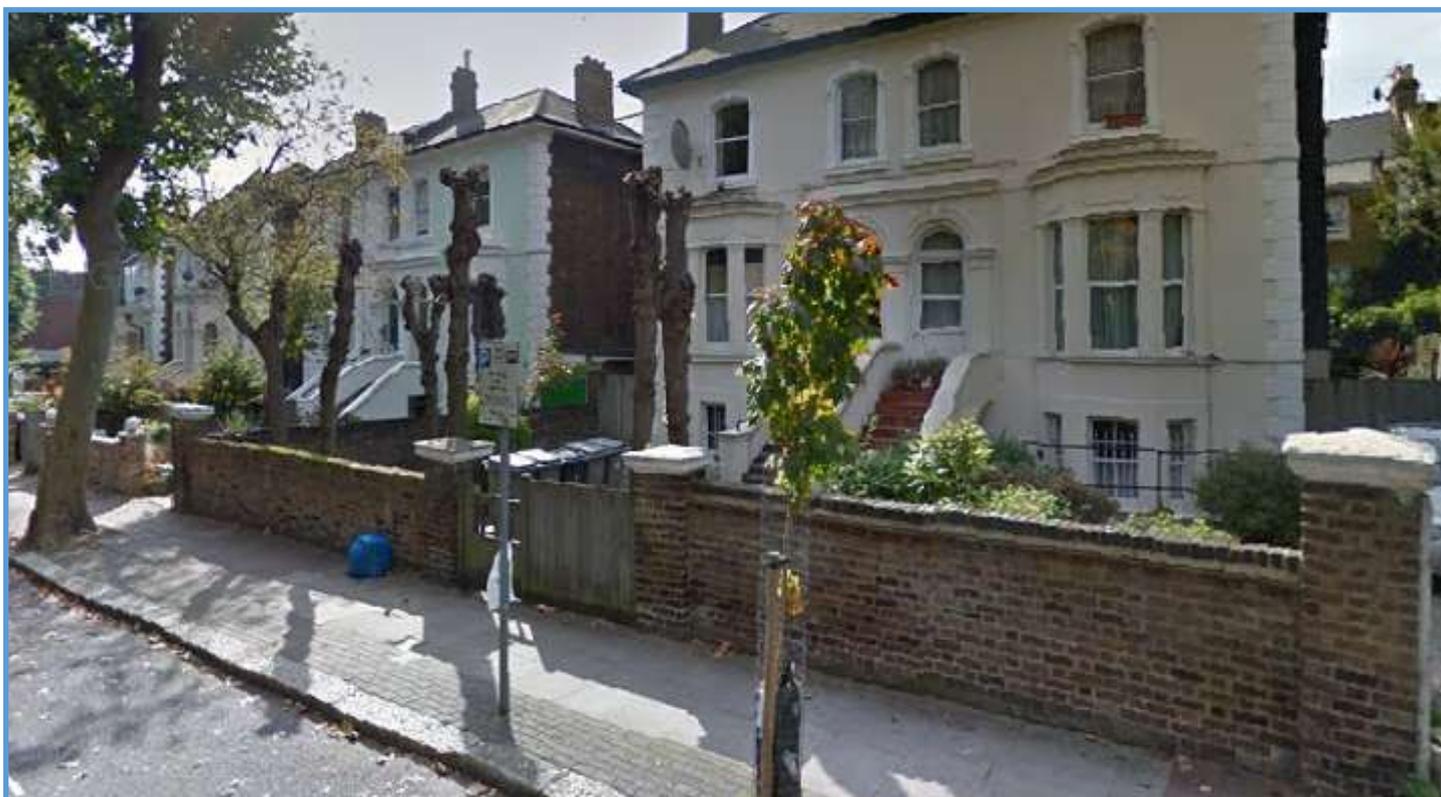
Parts of the Willesden Estate were released for development in the 1850s. James Bailey erected nearly 550 houses of which only a portion remain (now the South Kilburn Conservation Area). There is no evidence that that Malvern Road formed part of his designs but the buildings are of a similar age and design quality, 95-115 Malvern Road being locally listed. The properties have a stamp of individuality which distinguishes them from most of the contemporary housing in the locality and warrant consideration for conservation area status.



Possible conservation area: Malvern Road



Attractive and well-preserved terrace housing with brick and stucco detailing



Locally Listed well-preserved Victorian semi-detached villas