

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

Willesden Green Conservation Area



Current status

Significance value: **HIGH**

Designated: 11 January 1993

Article 4 Direction: No

Design Guide: No

Residents Association: No

Special significance

The conservation area survives today as a commercial centre largely developed between 1881-1906 in the quarter century following the opening of the Metropolitan Railway. The mix of Victorian architectural styles supplemented by the prominence of a number of listed buildings create an area of attractive character which is worthy of retention and enhancement.

Assessment

Most of what survives in the area dates from the 19th Century which saw the growth of Willesden Green, through the expansion of the Metropolitan Railway. The railway brought professional middle management to the area who built large town houses alongside farms supplying hay, milk and horses to London. After the opening of Willesden Green Station in 1879 Willesden became the fastest growing district in London. The rapidly increasing population were served by the St. Andrew's Church and St. Gabriel's Churches. St. Andrew's also facilitated a school, a men's club, a parish library and a soup kitchen. The 20th Century saw the suburbanisation of Willesden Green as farmhouses were replaced by villas and cottages. The conservation area is well defined and is a particularly attractive commercial town centre. The only significant change in the character of the area is Heathfield Park which is more residential in nature.

The High Road contains architecturally pleasing and well detailed commercial terraces. Heathfield Park, however, is a definite independent residential area of large well designed town houses and villas that is completely separated from the commercial street by the junction with Walm lane. In its total form the conservation area embraces a mix of Victorian styles and where their original detailing survives it further enhances the eye-catching nature of the area.

The existing conservation area only really takes in the linear High Road and some of the streets off it. Victorian Willesden remains virtually unaltered and it is these streets that should now be considered as an extension to the conservation area. The Heathfield Park Estate for example.

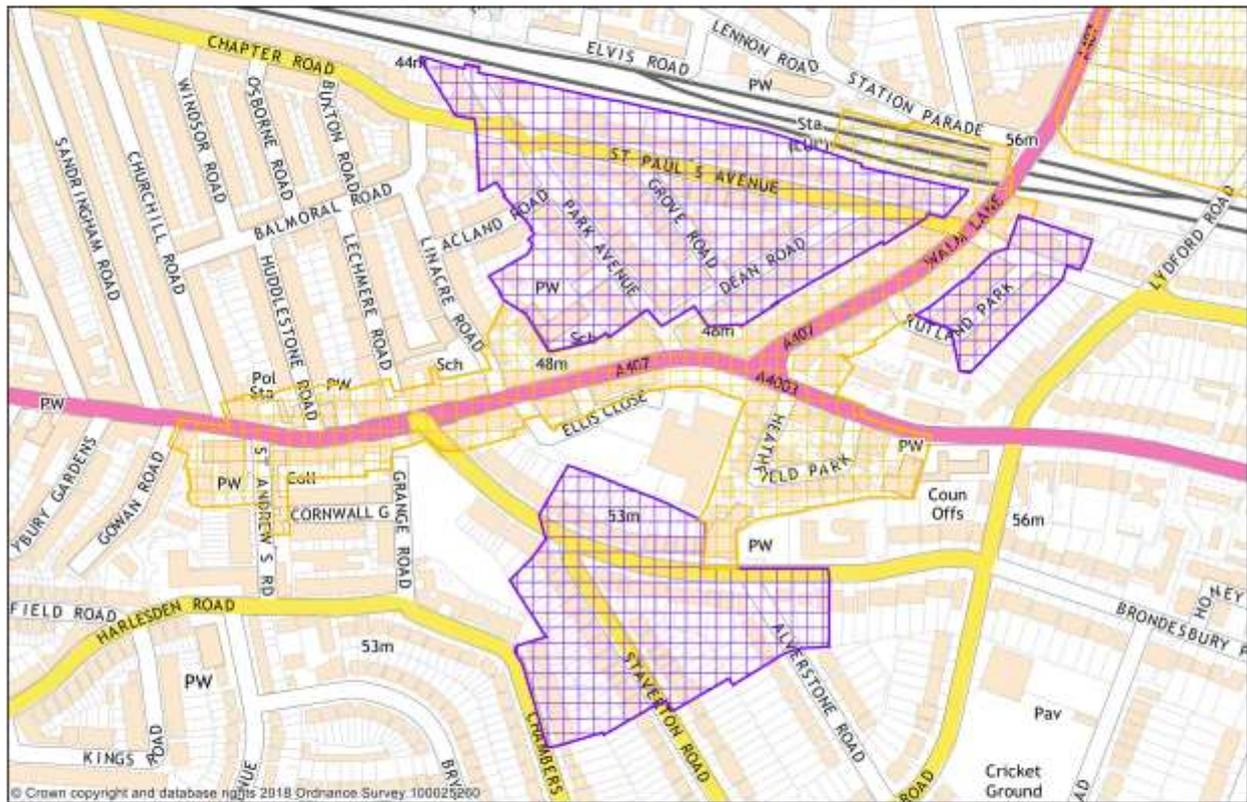
Recommendations

The boundary of the conservation area be reviewed along St Paul's Avenue as well as the roads off it, Rutland Park and Brondesbury Park.

The Article 4 Direction be reviewed to ensure it covers all features in need of protection that makes up the significance.

A Design Guide be redrafted in order to help residents when considering extension and alterations to their properties.

Willesden Green Conservation Area with Proposed Extensions



1:4500

05 September 2018

0 0.05 0.1 kilometres



Area crosshatched in purple = possible extensions to the existing conservation area.

Properties within the Willesden Green Conservation Area			
Road	Number	Road	Number
Heathfield Park	1-41, 2-10, Synagogue	Linacre Road	41
High Road	1-151, 2-108	St Andrews Road	Vicarage, Social Services Offices
High Road	St Andrew's Church, former Library, Baptist Church	Walm Lane	1a-47, 58-92, Willesden Green Station and 1-24 Rutland Park Mansions
High Road	Costa, Stevens Cottages	Station Parade	1-5
Huddlestone Road	Huddlestone Hall	Willesden Lane	Electric House, 275-293, Presbyterian Church of Wales, 1-9 Queens Parade, 265-273

Willesden Green Conservation Area



Possible boundary extension to the Willesden Green Conservation Area along Dean Road



Possible boundary extension to the Willesden Green Conservation Area along Brondesbury Park