

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

Queen's Park Conservation Area

Current status

Significance value: **HIGH**

Designated: Designated July 1986, extended July 1995

Article 4 Direction: Yes

Design Guide: Yes, 2013

Residents Association: Queen's Park Area Residents' Association (QPARA)



Special significance

Attractive late Victorian and Edwardian houses (1895-1905) complement the character of a 30 acre park, opened in 1887. The surrounding streets of mixed pleasant design provide a 'frame' defining and enhancing the park itself. The Queen's Park Conservation Area was laid out and built upon the site of the 1879 Royal Agricultural Show. At the time, this part of the Borough was semi rural and offered the then owner of the land, the Church Commissioners, an attractive landscape on which to develop the Estate. The houses were erected over a number of years starting with the north side of Harvist road of which the majority were completed by 1899. The West side of Chevening road was also under construction by 1899 and the houses to the design of G A Sexton were being constructed by local builders Bennet and Gimbrett. Although local builders produced many of the houses at Queens Park, many other builders contributed to the Estate which helped to generate the varied architectural character.

Assessment

The houses in the Queen's Park Conservation Area remain well designed late Victorian and Edwardian properties and their construction detailing including windows and doors remain prevalent. Indeed the Park also benefits from the framing function of the architecture to all its principal boundaries. The quality of the designs is defined by the nature of the natural materials employed for the elevations and roofing and these survive. The quality of the composition and detailing means that these modest terraced houses have architectural features and elements that set them apart from contemporaries in the broader London context and locally. This special character remains throughout. In some cases the front gardens have been lost but on the whole the conservation area remains incredibly well-preserved.

The Queen's Park Estate also included roads North East such as Okehampton, Dundonald, Crediton, Tiverton and especially Wrentham Avenue which retain fine properties of the same quality already in the conservation area. Furthermore, the Estate developed commercially along Chamberlayne and Salusbury Road with shops, offices and other building types. These roads are especillay attractive and should be considered as extensions to the Queen's Park Conservation Area

Recommendations

The boundary of the conservation area be reviewed to include buildings that formed part of the original Estate such as those on Wrentham Avenue and Chamberlayne Road. An extension to Salusbury Road should also be considered to take in the commercial, retail, civic and educational buildings that developed in conjunction with the Estate.

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



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

Properties within the Queen's Park Conservation Area			
Road	Number	Road	Number
Brooksville Avenue	Salisbury House, Wimborne House and 1-31, 2C-40	Kingswood Avenue	1-45 (consec.), Park Lodge
Carlisle Road	1-47, 2-34	Milman Road	1-47 (consec.)
Chamberlayne Road	Kensal Rise Primary School	Montrose Avenue	1-43, 2-44
Chevening Road	1-75,77-195, 2-74, 6-122, Vicarage and The Stone Hall	Peploe Road	1-15
Creighton Road	1-37, 2-38	Radnor Road	1-11, 2-12
Dudley Road	1-15, 2-12	St Laurence's Close	1-25 (consec.)
Dunmore Road	1-5 (consec.)	Summerfield Avenue	1-43, 2-40
Harvist Road	13-71, 71A, 73-193, 195-265, 6-70, 72-116	Tiverton Road	2
Hopfield Avenue	1-43, 2-44	Tiverton Road	The Coach House
Kempe Road	1-47, 29-97, 2-46, 48-130	Windermere Avenue	1-43, 2-44
Keslake Road	1-41, 43-125, 2-40, 42-114		

Queen's Park Conservation Area



Possible boundary extension along Okehampton Road



Possible boundary extension along Salusbury Road