

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

BRENT
LONDON BOROUGH
OF CULTURE 2020
#LBOC2020

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

North Kilburn Conservation Area

Current status

Significance value: **HIGH**

Designated: December 1982

Article 4 Direction: Yes

Design Guide: Yes, 1988

Residents Association: Brondesbury Residents and Tenants Association (BRAT)



Special significance

The Waterloo Estate (or North Kilburn) forms an enclave of late Victorian properties constructed between 1886 and 1896 of striking appearance with ornate mouldings contrasted against brick. The area represents the most impressive part of a clearly defined Estate of roads which has a distinctive, attractive and special character. Designers include George German, George Grover, Thomas Stephens and WJ Watts. Many of the houses were built to a large scale and were constructed of yellow and red stock brick. Some of the houses have timber porches and others have conche shell canopies. There are terracotta finials and some cast iron finials on the tops of the front gables.

Assessment

The conservation area is well-preserved. Torbay Road, for example, with its formal Italianate classical houses in the early Victorian style are especially attractive. In some areas there are losses including front walls and unsympathetic PVCu windows but these are being reversed as people upgrade and renew their homes. The streets in the area are predominantly tree-lined. Buckley Road in particular is wide and well populated with street trees. Most of the properties have retained their small front gardens with low front boundary walls, hedges, shrubs and other small trees.

It is clear that the original Estate included a number of commercial premises facing Kilburn High Road and Wilesden Lane, many of which retain their original detailing and shopfronts. There are also villas that pre-date the Estate which are locally listed. These premises should be considered for inclusion within the conservation area.

Recommendations

The boundary of the conservation area be reviewed.

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.



1:3000

03
September
2018

0 0.05 0.1 kilometres



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

Properties within the North Kilburn Conservation Area			
Road	Number	Road	Number
Buckley Road	1-59, 2-48	Plympton Avenue	1-25 and 2-26
Burton Road	1-31, 2-32	Plympton Road	1-45 and 2-64
Callcott Road	1-81 and 2-54	Streatley Road	19-51 and 2-48
Clarence Road	1-19, 2-10	Torbay Road	1a-91 and 2-78
Dunster Gardens	1-23 and 2-44	Willesden Lane	144-160
Dyne Road	1-93 and 10-82		



Possible boundary extension along Willesden Lane