

# 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

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## **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](http://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](http://www.brent.gov.uk)

# Mapesbury Conservation Area

## Current status

Significance value: **HIGH**

Designated: December 1982

Article 4 Direction: Yes

Design Guide: Yes. 2018

Residents Association: Mapesbury Residents' Association MapRA



## Special significance

Mapesbury is one of the largest of the conservation areas in Brent. It comprises a mostly unaltered townhouse development of 1895-1905. Parts of the Estate, however, date from the late 1870s and other streets from 1920. The attractive brick houses with their pleasing detailing are set in a well treed streetscene of low front boundary brick walls and tall square entrance pillars. Builders include Charles Cheshir, John Neal and Company, Callow and Wright, CWB Simmonds, GAC Bridge.

## Assessment

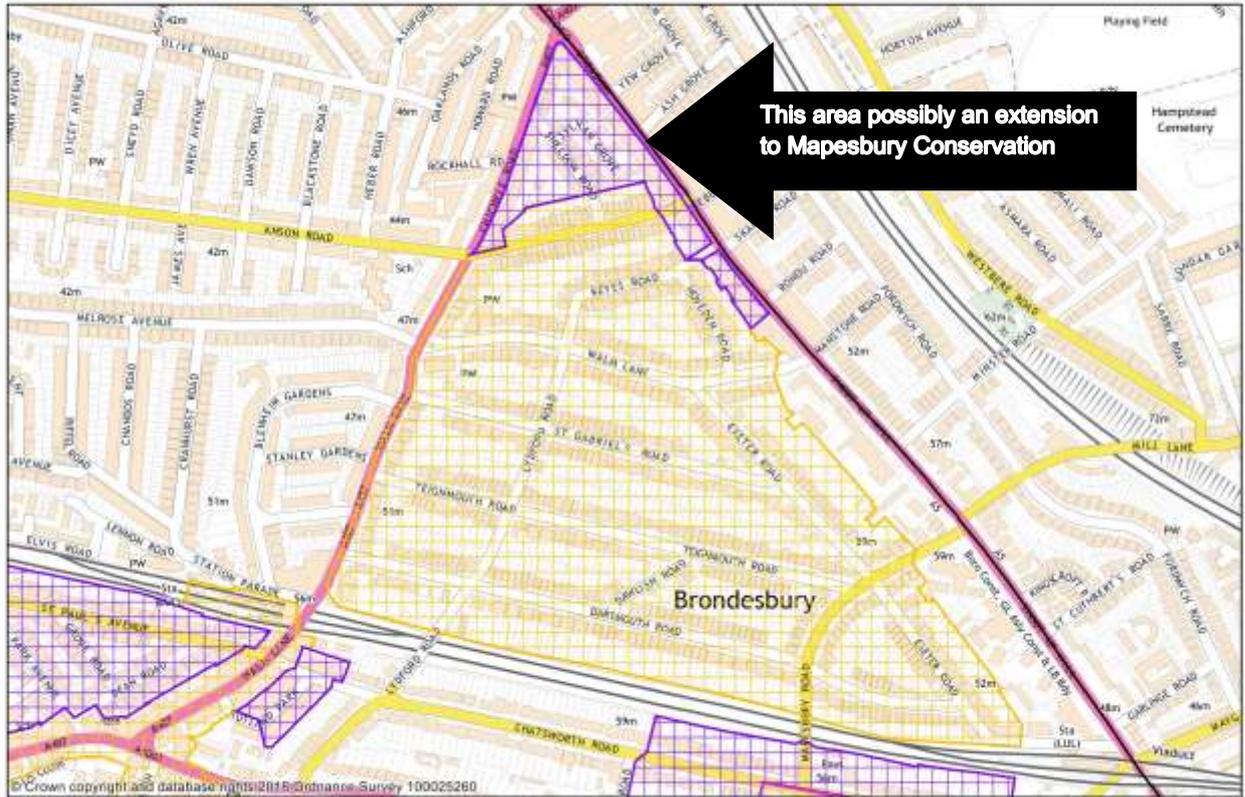
The Mapesbury Conservation area has consistent, high quality, attractive brick houses with stucco and stone dressings. Their pleasing brickwork, half timbering and slate roof are especially attractive. It remains set in a well treed street with original front boundary brick walls. It is a cohesive residential Estate of suburban villas within their own plots.

When originally designated in 1982 the properties lying outside the Western boundary were considered to be 'generally undistinguished.' Furthermore, the Cricklewood Broadway properties were considered to be an 'entity entirely separate' from the more domestic architectural appearance of the Mapesbury Estate. Nether were therefore included. However, following a consultation on the Mapesbury Design Guide in 2017 it was identified that there were a number of properties at the junctions and at the entrance 'gateways' to the Mapesbury Conservation Area which merited inclusion. Although the retail premises on Cricklewood Broadway and Shoot-Up-Hill pre-date the development of the Mapesbury Estate they form part of the history of the area and are of high architectural quality. In terms of a Western boundary extension, these relate more to the development of Willesden Green and will be considered as part of a possible extension to the Willesden Green Conservation Area (q.v).

## Recommendations

An extension North and East of the current boundary as well as the 'gateways' to the conservation area be considered as outlined in the map below and as identified in the Mapesbury Design Guide consultation 2017.

Mapesbury Conservation Area with Proposed Extension



0 0.1 0.2 kilometres

1:7000

03 September 2016



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

Properties within the Mapesbury Conservation Area			
Road	Number	Road	Number
Chichele Road	85-99, Alexandra Mansions and Doral Court	Lydford Road	10-22
Dartmouth Road	1-153, 2A, 2-118, Westly Court	Mapesbury Road	17-45, 22-50, Teignmouth Court
Dawlish Road	1-4 consec, out-building	Petrie Close	1-12
Exeter Road	1A, 3A, 1-87, 2A, 2-48, Byron Court, Exeter Mansions, Mondesfield and Nigel Court	St. Gabriel's Road	1-97, 2-64
Hoveden Road	1-35, 2-18	Teignmouth Road	1-89, 4-114, Teignmouth Lodge
Keyes Road	1-37, 6-50	Walm Lane	129-197, 110-226, St. Gabriel's Church



Possible extension along Sheldon Road