

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

Harlesden Conservation Area

Current status

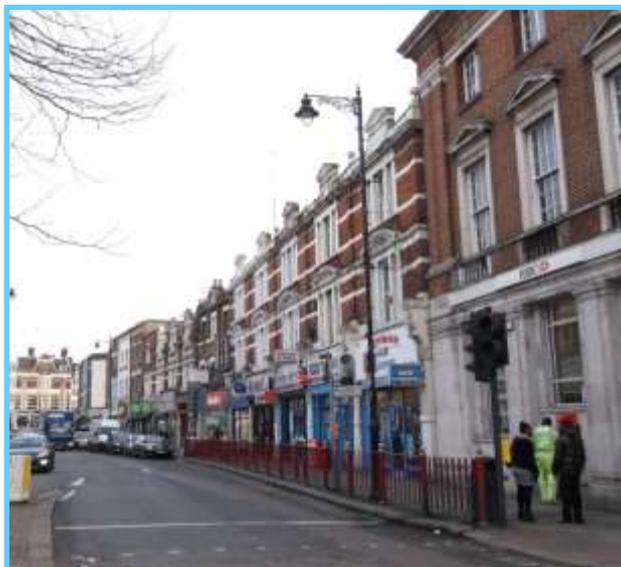
Significance value: **MEDIUM TO HIGH**

Designated: March 1994

Article 4 Direction: No

Design Guide: No

Residents Association: Harlesden Neighbourhood Forum



Special significance

The attractive grouping of retail terraces and properties as well as the special architecture of the street frontage give Harlesden a readily identifiable character. When combined with its history as one of Brent's earliest commercial centres this character is not only all the more significant but is also one which is worthy of heritage protection. The centre developed plot by plot by speculative builders-cum-landowners constructing small parades of shops with 'houses' above. Some of the then existing terraces of houses were extended forward to create shops at ground floor level, as at Harlesden Terrace (75-85 High Street) extended by architect T.E. Rickard in 1878. Other terraces like that adjoining the Royal Oak were demolished and rebuilt. Of the older properties, the original Chapel of Ease with its foundation stone of 1869 still survives at 27 High Street.

Assessment

The Harlesden Conservation Area is generally well preserved, certainly at upper levels. At the heart of the High Street are very attractive Victorian and Edwardian terraces. But there has been some loss of original windows and shopfronts, which has been difficult to monitor and control. The conservation area would be better understood by a Design Guide. The existing boundary of the conservation area is considered to contain the most architecturally significant buildings that form the spirit of Harlesden commercial centre. However, the commercial activity of Harlesden developed along Craven Park Road and there are groups of architecturally significant buildings, some of which are already identified as having merit and locally listed. The Harlesden Neighbourhood Forum has identified a number of buildings for Local Listing and would assist in considering any further extension to the conservation area. An extension to the Harlesden Conservation Area could therefore be considered to take-in this later phase of commercial development.

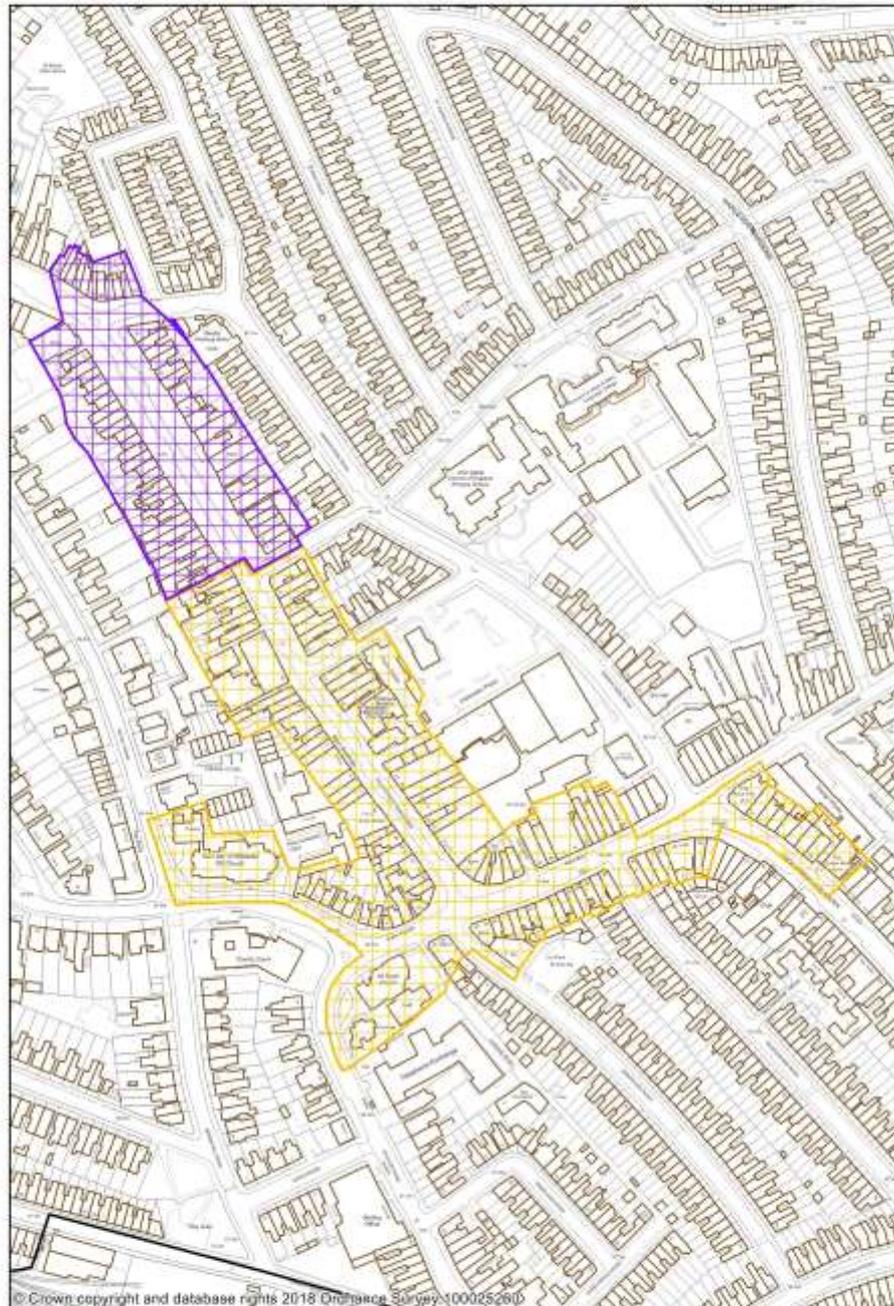
Recommendations

An extension to Harlesden Conservation Area be considered along Craven Park Road as outlined in the map below and in consultation with the Harlesden Neighborhood Forum.

A Design Guide for the conservation area be drafted to assist shop owners and residents on the best way to alter and extend their homes.

Article 4 Directions to be made on residential properties.

Harlesden Conservation Area with Proposed Extension



1:3000

0 0.025 0.05 kilometres



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

| Properties within the Harlesden Conservation Area | | | |
|--|--|--------------|--|
| Road | Number | Road | Number |
| High Street | 1-85, 2-104, 97-109, The Royal Oak PH , Green Man PH | Manor Parade | 1-18 |
| Station Road | All Souls Church and Vicarage | Acton Lane | Church and Presbytery of Our Lady of Willesden |
| Wendover Road | Post Office | The Croft | 1 |

Harlesden Conservation Area



Possible extension along Craven Park Road.



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