

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

Brondesbury Conservation Area

Current status

Significance value: **HIGH**

Designated: March 1990

Article 4 Direction: 1 February 2005

Design Guide: No

Residents Association: Brondesbury Residents & Tenants Association (BRAT)



Special significance

The special character of the Brondesbury Conservation Area is defined as being the surviving part of the Brondesbury Estate whose mix of Victorian architecture provides a highly attractive area of domestic design worthy of protection and enhancement. The houses in the area are extremely large and the architectural designs are of Italianate and continental gothic styles. The rhythmical layout is an important part of the design as it results in a coherent and ordered street scene of attractive villas.

Assessment

The Brondesbury Conservation Area is generally well preserved and managed with the generous help of the Brondesbury Residents & Tenants Association (BRAT). There are few pressures for development, mainly dormer extensions and single storey rear extensions. There is also pressure to pave over the front gardens and replace windows. The Article 4 Direction has helped preserve the conservation area.

There is no current Design Guide for the area which would help residents when considering extensions and alterations to their homes.

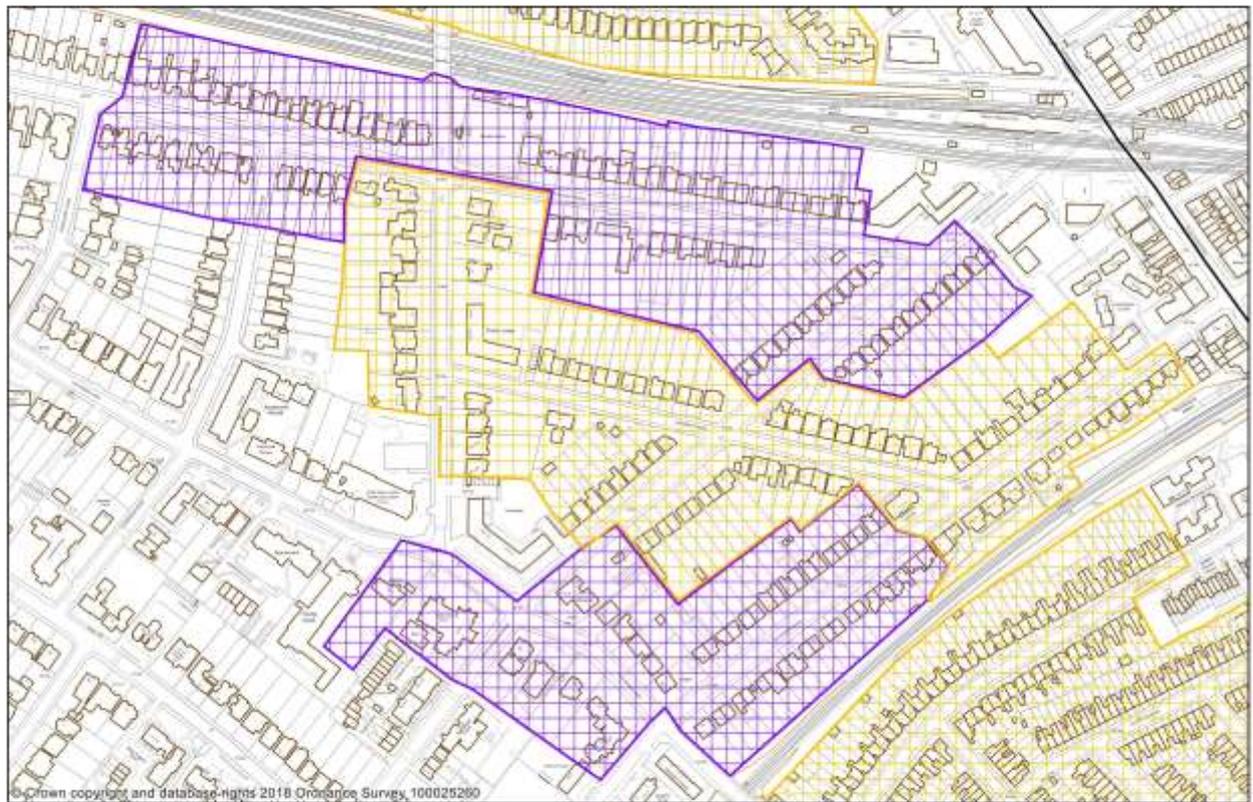
The existing conservation area includes the heart of the original Brondesbury Estate but the boundaries are quite arbitrary. Possible extensions to the boundary could include both extensions to Cavendish Road and Christchurch Avenue as these houses are of a similar appearance and quality to those existing in the Brondesbury Conservation Area. Christ Church is Grade II listed and clearly forms part of the development of the area and is in many of the views and vistas. The stuccoed properties on Willesden Lane are locally listed and part of the original development and because they have already been identified as having architectural merit could also warrant inclusion. Chatsworth Road was a later addition to the Estate but nevertheless has quality Victorian and arts and crafts properties. It too should be considered for inclusion.

Recommendations

The boundaries to the Brondesbury Conservation Area be reviewed along the edges as outlined in the map below.

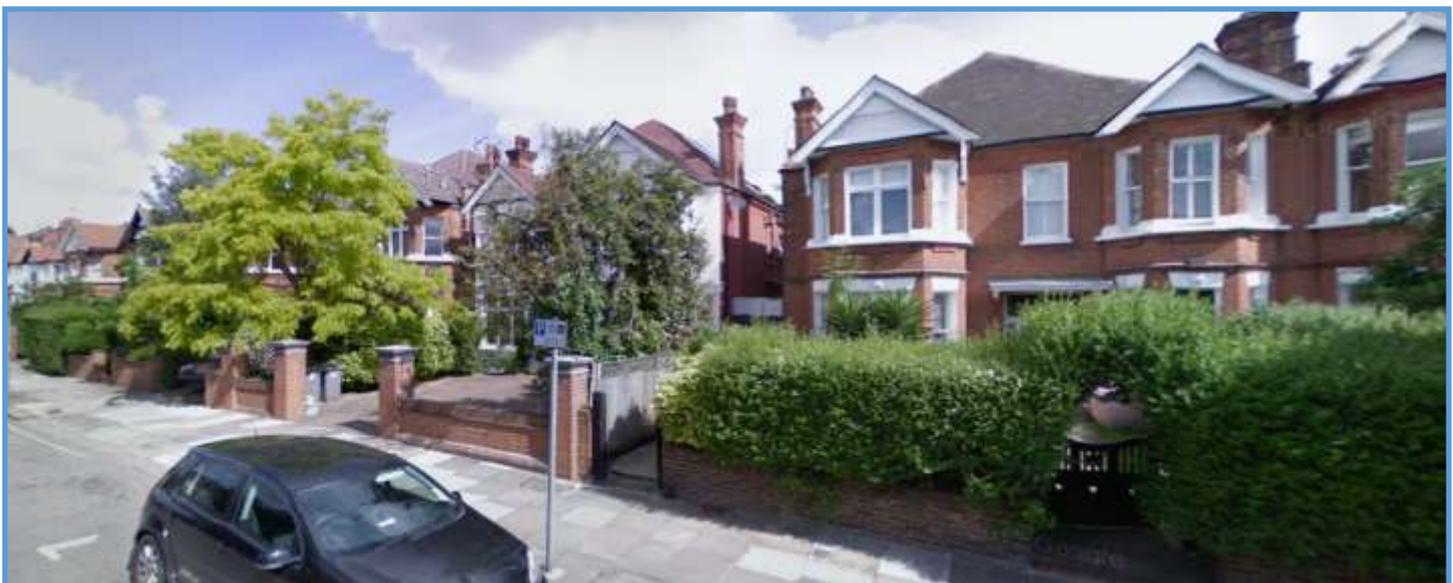
A Design Guide for the conservation area be drafted to assist residents on the best way to alter and extend their homes.

Brondesbury Conservation Area with Proposed Extensions



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

Properties within the Brondesbury Conservation Area			
Road	Number	Road	Number
Cavendish Road	5 - 27, 4 - 24, and garage adjacent No. 20	Mapesbury Road	1 - 15, 2 - 8, 12 - 16, & Thanet Lodge.
Chatsworth Road	32	Mowbray Road	1 - 45, 2 - 14.
Christchurch Avenue	37 - 53, 34 - 50 & land rear of 41 - 51		



Possible extension along Chatsworth Road.