

# **Mapesbury Conservation Area**

## **Character Appraisal**

**Brent Council**



# Character Appraisal

## Contents

The Appraisal	1.1
Planning Policy Context	1.2
<b>Location and Setting</b>	<b>2.0</b>
Location and Context	2.1
General Character and Plan Form	2.2
Landscape Setting	2.3
<b>Historic Development and Archaeology</b>	<b>3.0</b>
Origins and Historic Development	3.1
Archaeological Significance and Potential	3.2
<b>Spatial analysis</b>	<b>4.0</b>
Character and inter-relationship of spaces	4.1
Views and Vistas	4.2
<b>Character Analysis</b>	<b>5.0</b>
Definition of Character Zones	5.1
Activity, Prevailing and Former Uses	5.2
Architectural and Historic Qualities of the Buildings	5.3
<b>Audit of Heritage Assets</b>	<b>6.0</b>
Contribution of Significant Unlisted Buildings	6.1
Prevalent and Traditional Materials and Finishes	6.2
Local Details	6.3
Public Realm Audit	6.4
Contribution of the Natural Environment	6.5
Extent of Loss, Intrusion or Damage	6.6
Capacity for Change	6.7
<b>Community Involvement</b>	<b>7.0</b>
<b>Boundary Changes</b>	<b>8.0</b>
<b>General Condition</b>	<b>9.0</b>
<b>Recommendations</b>	<b>10.0</b>
<b>Technical Terms</b>	<b>11.0</b>
<b>Contact Details</b>	<b>12.0</b>
<b>Appendix One: Management Plan</b>	

## 1.0 Introduction

### 1.1 The Appraisal

This appraisal will identify, analyse and describe the historic and architectural character of the Mapesbury Conservation Area. It will identify the factors that led to the declaration of the Conservation Area. It will highlight the prevailing quality, level of preservation of the details that define the character of the conservation area.

The analysis will consider the merits of the layout, streetscape, buildings and the natural environment. It will identify the principal elements of these factors that define the character and establish how the ongoing alteration of these essential elements and gradual development has either preserved or detracted from the overall quality. Following on from the appraisal a series of recommendations will be produced. The appraisal will outline a strategy for the future of the area suggesting further protection and controls that will prevent future decline. The Mapesbury Conservation Area was originally designated on 21 December 1982. This variable but essentially cohesive residential area is bounded on the west by Walm Lane and Chichele Road, on the south by the Metropolitan and Jubilee Railway lines, on the east by the rear of properties in the Edgware Road and on the north, by the rear of properties in Anson Road. The character is defined by suburban villas within their own large plots originally built in 1879 for those requiring a residence in the “country” but also easy access to the city via Willesden Green



Exeter Road

#### List of properties within the Conservation Area:

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



Exeter Road

## 1.2 Planning Policy Context

### Definition of a Conservation Area

Conservation Areas are areas of special architectural or historic interest with an overall quality and character worthy of preservation or enhancement. The strength of their character is dependent on the way the individual buildings and gardens compliment each other. The Local Planning Authority is responsible for designating Conservation Areas from the law set down in the Planning (Listed Buildings and Conservation Areas) Act 1990. This enables the Council, with the aid of localised design criteria and additional controls over Permitted Development, to influence the type of physical changes that would otherwise be detrimental to the area.



Dartmouth Road

### Statutory Framework

Local Authorities are obliged by the Planning (Listed Buildings and Conservation Areas) Act 1990, to undertake periodic reviews and re surveys of their Conservation Areas. The Act requires this to ensure that Conservation Areas retain the character that brought about their designation. If Conservation areas retain their designation but do not retain their essential character, they undermine the credibility of a Conservation Area status. They also dilute the available resources for Conservation Work.

### Designations

The standards by which historic areas are judged worthy of Conservation Area status have changed significantly, (In particular since the publication of PPG15 in 1994). Conservation Area assessment has become more stringent to prevent the designation of areas that either, have very low levels of building and landscape preservation or, are designated for strategic reasons. The Borough like many other Local Authorities has a number of Conservation Areas that were designated some time ago and which are no longer of a sufficient standard to retain their designation as Conservation Areas.



St. Gabriel's Road

### Policy Context

Conservation Areas are protected by hierarchy of policies at national regional and local levels. The Planning (listed Buildings and Conservation Areas) Act 1990 sets out the legal framework for the development and protection of the historic environment. Planning Policy Guidance Note 15 expands upon and develops the policies from the Act which together with London Plan establishes a regional frame work for the development of London's historic environment. The historic areas of the Borough are also subject to local control through the core policies of the Local Development Framework and Supplementary Planning guidance.



Chichele Road

### Change and Development

As with all Conservation Areas, Mapesbury is at risk from insensitive development. As families grow the need to extend and improve homes becomes more acute. The housing stock is also of an age where more significant maintenance work is required prompting owners to replace doors and windows and roof coverings.

A large number of original houses within the Conservation Area have been converted into smaller multi occupancy units due to the large size of the original house and the demand for smaller sized residential units in locations with good public transport accessibility. This not only has an impact on the houses but the setting of buildings and the number of cars that residents want park off road. The smaller size of dwelling units also increases the need to extend these homes.

Residents are becoming more and more aware of the value of an historic house and its location in an area of character and more owners are keen to retain the “original features” that prompted them to buy their home. The Mapesbury Residents’ Association plays a pivotal role within the planning system, providing comment on the majority of planning application that are submitted within the Conservation Area. The Conservation Areas of Brent are where necessary protected by Article 4 Directions, where necessary, which should help to stop the decline in character through permitted development and possibly in time, reverse the influence of unsympathetic development. The Article 4 Direction for the Mapesbury Conservation Area was adopted on 20 November 1987. A design guide for the Conservation Area was adopted in 1985, providing practical advice with regard to repair, alteration and extension within the Conservation Area.



Teighnmouth Road

## 2.0 Location and Setting

### 2.1 Location and Context

The Mapesbury Estate is a cohesive residential area bounded on the west by Walm Lane and Chichele Road, on the south by the Metropolitan and Jubilee Railway lines, on the east by the rear of properties in the Edgware Road and on the north, by the rear of properties in Anson Road. The properties appear as suburban villas within their own plots of land built for those requiring easy access to the city via the Metropolitan Railway which had been opened through to Willesden Green in 1879. The Conservation Area sits within the large suburban dormitory of northwest London and is surrounded by similar housing from the late Victorian through to the end of the 1910's.



Teighnmouth Road

## 2.2 General Character and Plan Form

Mapesbury is one of the largest of the Conservation Areas in Brent and is characterised by largely unaltered town-houses from between 1895-1905. Some areas of the original development, however, date from the late 1870s and from between 1908-1920. The special character of the area is based not only on the design of the buildings but also on their relationship to the streetscape and each other. The attractive brick houses with their intricate detailing are set in tree-lined streets with bold front boundary brick walls and tall gate posts. Large semi-detached and detached houses predominate within the Conservation Area while rear gardens which often exceed 25 m in depth typically contain mature trees and other well established planting. These factors play a vital role in establishing the open and spacious character of the area. Roads are laid out in a regular pattern being predominately straight and parallel to the railway line.



**Dartmouth Road**

## 2.3 Landscape Setting

Views and vistas from without and within define the character of the Mapesbury Conservation Area. The wide, tree lined streets establish its spacious character while emphasising the quality of detailing and rhythms of development. The generously sized front gardens allow planting that softens the appearance of the building frontages giving filtered views of red brick elevations. The large rear gardens of the dwellings within the Conservation Area, visible from most roads and streets, play a vital role in supporting the soft natural context of the street scene. The generous plot sizes have allowed the proliferation of mature vegetation within these rear gardens, establishing an almost park-like character which has become an integral part of the areas setting.



**Dawlish Road**

The majority of the Conservation Area lies on the relatively flat area between Mapesbury Road in the south-east to Chichele Road and Walm Lane in the west and Anson Road in the north. The area to the south-east of Mapesbury Road gently slopes down toward Kilburn, providing some visual and geographical connection to the immediate London context. However, building heights and local topography mean that there are no significant views out of or within the Conservation Area to either man made or natural landmarks.

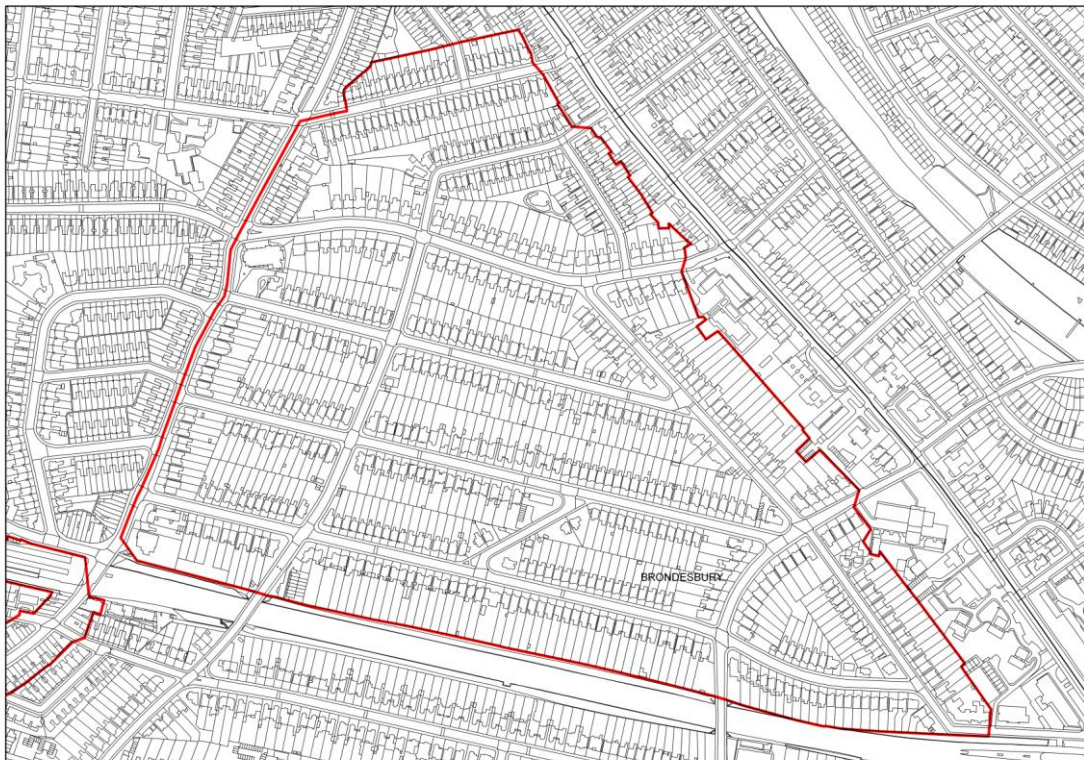


**Exeter Road**

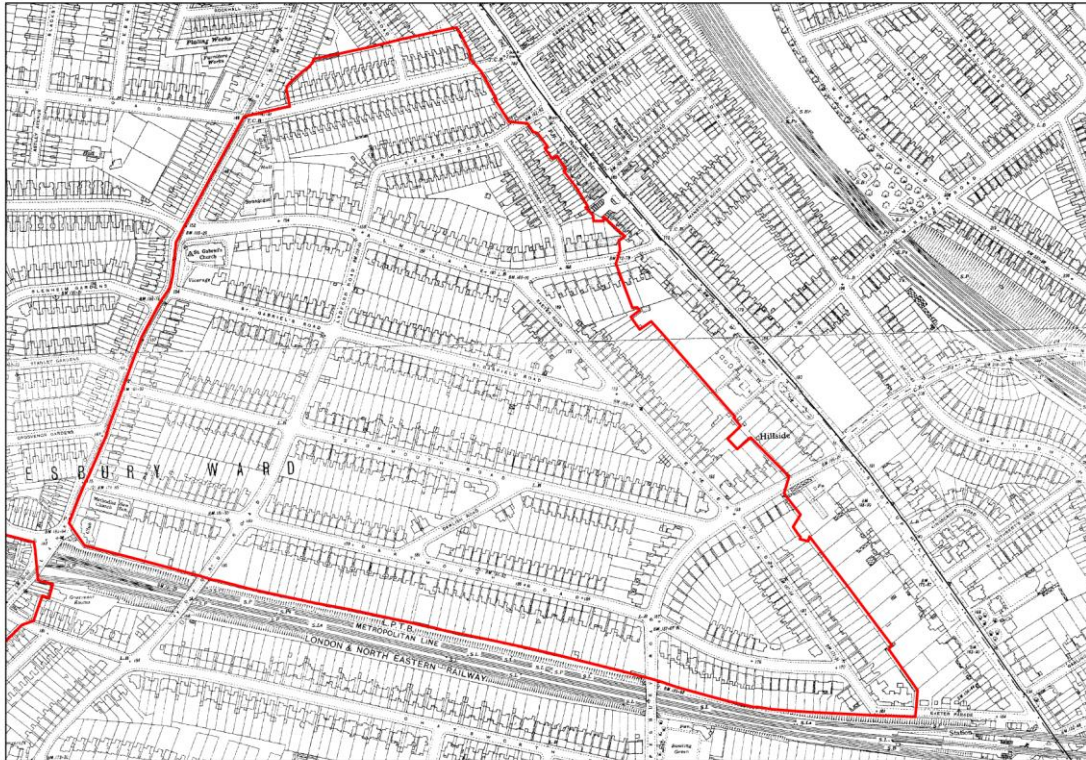
## 3.0 Historic Development and Archaeology

### 3.1 Origins and Historic Development

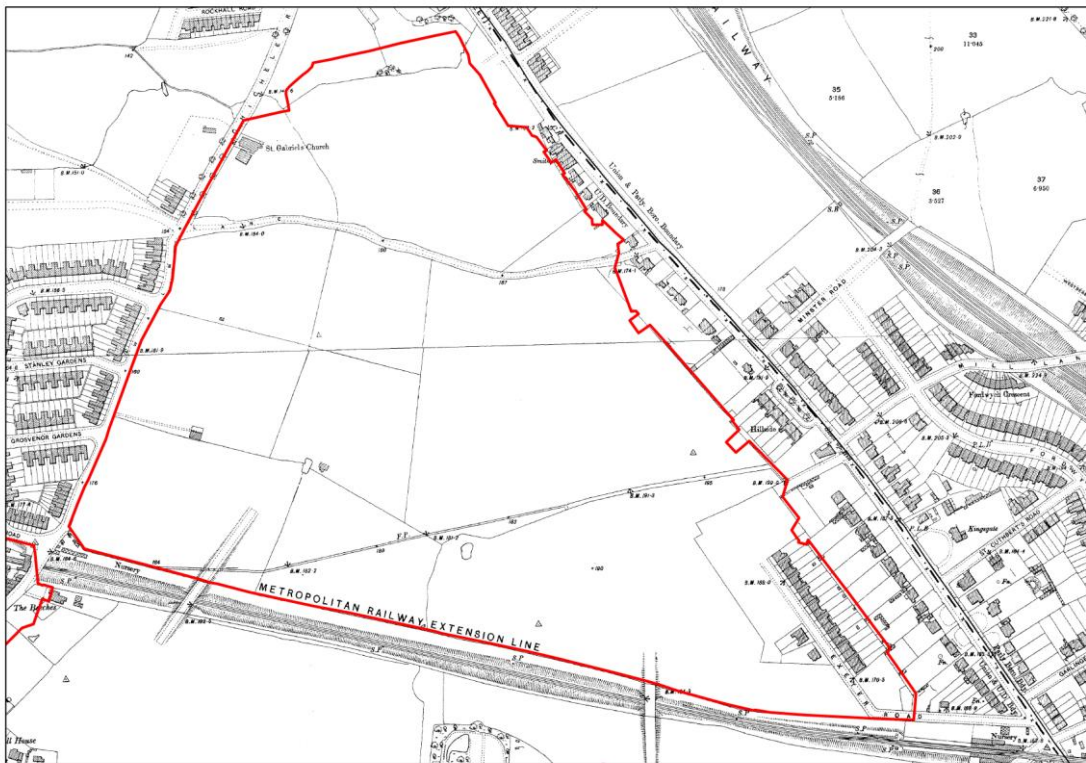
Many of the road names in the north of the area recall former wardens of All Souls College, Oxford, who were once the local landowners. These names include Robert Hovenden, Sir William Anson (d.1914) and Roger Keyes (d. 1477). Chichele Road was named after Henry Chichele, Archbishop of Canterbury and co-founder of All Souls College. Mapesbury Road was named after the local manorial estate centred on Mapes House but the majority of the roads on land once owned by the Ecclesiastical Commissioners are named after Devonshire towns. The first step in development appears to have occurred in the mid-1870's at the junction of Exeter Road and Dartmouth Road but properties on the east side of Exeter Road did not appear until 1881 - 1885. Even so, the development of the surrounding area did not begin in earnest until ten years later. The majority of the building construction within the Conservation Area was undertaken by a dozen firms between 1895 and 1905, including Callow and Wright, Charles Cheshir and John Neal and Company. The Development of the area continued until 1920, with the majority of the later properties (1905 - 1920) being to the designs of C.W.B. Simmonds and G A. C. Bridge. Today, the estate comprises 706 residential buildings, doctors' surgery, a former synagogue, a club, a bar, a church hall and The Statutorily listed church of St Gabriel's.



Mapesbury C. 2006



Mapesbury C. 1940



Mapesbury C. 1890



### 3.2 Archaeological Significance and Potential

The Estate is laid out over well cultivated agricultural land and there are no records of either archaeological features or artefacts being discovered during construction or subsequent development of the buildings and spaces. The Sites and Monuments record for London has no entries for the areas or any area in close proximity to the boundary of the Mapesbury Conservation Area.

## 4.0 Spatial analysis

### 4.1 Character and inter-relationship of spaces

There are a number of factors that set the Mapesbury Conservation Area apart from housing schemes in the local and wider context. The scale of the buildings, the quality of architecture and detailing combined with the largely unaltered nature of the majority of the building frontages enable the area to retain its rather grand personality. The spacious and open character of the area is reinforced by the mature well established specimen trees that line the relatively broad streets. This expansive character is further developed because of the deep, well sized front gardens that add to the space. The scale of the houses is relatively large as befitted the aspirational managers and entrepreneurs of the late Victorian and Edwardian period. The regularity of the form and scale of the houses gives Mapesbury a uniform character that is relieved by the quality and subtlety of the architectural detailing. The design and detailing of individual houses is well designed and executed. However the detail solutions come from a menu of these solutions that the various architects mixed and matched between streets and groups of buildings.



Keyes Road

### 4.2 Views and Vistas

Internal views and vistas within the Mapesbury Conservation Area are very similar and are usually terminated by a "T" junction in the horizontal plane and in elevation by the relatively tall ridge lines. The open nature of front plots and the relative exposure of rear gardens contribute to the green natural context of all views along almost all the streets of the Conservation Area. Most importantly in Mapesbury are the views between the houses the open nature of each plot means that unlike most other residential areas within the borough the rear gardens of the houses are relatively exposed to public view. These views are mainly unobstructed by buildings or later intervention which has helped to preserve character.



Mapesbury Road

## 5.0 Character Analysis

### 5.1 Definition of Character Zones

The Mapesbury Conservation Area is predominantly a purpose designed residential area and has a very consistent character. Walm lane is perhaps the only area that shows any variation from this. Within the residential areas the broadest variation in the character and styling of buildings relate to the period of construction. Variation is also apparent between buildings constructed by differing building firms and between individual houses constructed by the same firm at the same time. While the variation in the character and styling of the buildings is at times significant, there is a coherency and rhythmic pattern of development, as well as similar materials and details within the estate which binds the estate together as one cohesive area.

The main thrust of development occurred between 1895 and 1905 and reflected in the predominance of two and three-storey semi-detached, detached and terraced brick houses of similar design that are spread across the entire Conservation Area. These dwellings are interspersed with groups of earlier and later buildings which include the groups of 1905-1920 semi-detached dwellinghouse of Teighmouth and St Gabriel's Road.

A conscious effort was made to vary the design and appearance of individual houses within the Conservation Area while providing cohesion within the groups of buildings. This is reflected in the repetition of features between houses or groups of houses.

### 5.2 Activity, Prevailing and Former Uses

The Mapesbury Conservation Area was laid out on virgin agricultural land. The land form or patterns had no influence upon the setting out and development of the estate. The land use has remained completely residential to this day.

### 5.3 Architectural and Historic Qualities of the Buildings

The character of Mapesbury Conservation Area is defined by the large eclectically detailed town houses with numerous influences such as the Arts and Crafts movement Gothic and classical architectural forms. The houses follow a relatively consistent plan form and in the main have accommodation over three storeys.



Exeter Road



Chichele Road



Hoveden Road

Careful selection of these details in unconnected areas created character of individually designed and constructed houses which would have attracted the aspiring upwardly mobile at the end of the nineteenth century.

As previously stated the basic massing and form of the houses is common throughout the Conservation area and although there are other house types and variations on the application of detail the basic house as typified by those found on Exeter and St.Gabriel's roads. The basic house form is characterised by relatively large red brick two or three storey semi-detached houses; set back from the pavement with a generous forecourt of about 8m. The plan forms are predominantly rectangular with a projecting square hipped or hexagonal plan form. There are numerous compositions but most have elevations that are articulated with extensive moulded rubbed brick or stone dressing detailing including string courses at storey heights and to provide a cornice to the rubbed brick voussoir window heads. The key stone again of rubbed brick or sandstone project forward and often up through the cornice string. The front elevations are often split into a basic three bay configuration Windows are a common tall proportion with a "one over one under" vertical sash frame the upper sash has a top frieze of nine sub panes. The front door is usually of a high quality manufacture mixing traditionally moulded timber panels with glazed elements some doors are protected by a decorative mono pitch lean to porch with a mixture of Classical and Gothic mouldings and fretwork. The Roofs are often covered with a Welsh blue slate or plain clay tile with either hog back or decorative ridge tiles. The chimneys are detailed with rubbed brick in relief with the same detailing and moulding as the principal elevation.



Exeter Road



St. Gabriel's Road

## 6.0 Audit of Heritage Assets

### 6.1 Contribution of Significant Buildings

The Mapesbury Conservation Area has a very consistent residential character defined by the large properties on the very fine residential streets. The fabric of the area is not so much defined by a handful of significant buildings, but rather the group quality of design and detailing of the individual buildings within the Conservation Area and the rhythmic nature of development.

Only one building – the Church of St. Gabriel – benefits from statutory listing and is described in the list as follows:

*5006 WALM LANE NW2  
Church of St Gabriel  
TQ 28 NW 2/6 26.7.51*

*Grade II*

*Architects R P Day and W Bassett Smith. Circa 1898.  
Rubble ashlar dressings. Tiled roofs. Chancel, nave with clerestory and low side aisles. West tower of oblong plan with sloping tiled saddleback roof. Five bay nave.  
Contemporary fittings. Conspicuous among surrounding buildings.*

## 6.2 Prevalent and Traditional Materials and Finishes

The contribution of the major constituent elements to the character of Mapesbury Conservation Area is apparent to all that visit the area. However, no less important is the quality of detail that the buildings in the Conservation area enjoy. The design of the original doors, windows, entrance features, front garden paths, walls, piers, etc was of extremely high quality and much of this has survived in the conservation area today. The level to which the original defining features of the area remain in their original state, either as the result of careful preservation or painstaking attention to detail when undertaking renovation and repair is a principal contributor to the character of the area

The building materials do not vary significantly within groups of similarly aged dwellings, the typical house being of a red brick construction with roofs of Plain clay tile or Welsh blue slate, with terracotta roof ridges and finials. Some of the roofs are expressed with courses of patterned slates. String courses and dressings are both in natural stone and applied renders. The different styles of entrance features employ classical and Queen Anne entrance features, steep pitched gothic porches, flat and mono-pitched and hipped roof canopy porches and angled front projection/porch entrances such as those of Nos. 100 and 102 Dartmouth. Materials include stone, wood and brick while the intricacy of detailing varies from house to house.

Windows frames are an important feature of the Conservation Area and all original windows were timber box sashes of one configuration or another. Again, such detailing varies from house to house and is often arranged in a rhythmic fashion but the great majority of windows survive in timber. Detailing around the windows also varies significantly.

The front gardens within the Mapesbury Conservation Area establish the setting of the houses, emphasising the quality of design and detailing that is showcased within the building frontages. Originally, well detailed Victorian tiled paths lead to the front doors of many of the houses. While many of these have been replaced at some stage in the past, a number of examples of the original path remain within the Conservation Area. Front wall



St. Gabriel's Road



Mapesbury Road



Exeter Road

treatment is typified by large brick piers with large classically moulded pyramidal capping stones. Low brick walls between these piers are typically capped with flat coping stones. Other front wall designs include the use of burnt bricks set within a battered front wall. Gates are likely to have originally been constructed of wood. However, some inappropriate iron gates are now used within many front gardens within the Conservation Area. The generously sized front gardens contain an appropriate proportion of soft landscaping. Many of the larger properties contain an “in-out” vehicle access with semi-circular drives and gardens behind the front wall while smaller properties typically contain parking for one car and a front garden path.



Dartmouth Road

### 6.3 Local Details

The Mapesbury Conservation Area was constructed using methods and techniques that were common throughout the country during the rise of the suburban estate. Most materials were regionally sourced and can be found in suburban housing schemes of this period throughout London but the “Willesden” orange bricks were fired locally.



A typical Sash Window in St Gabriel's Road

### 6.4 Public Realm Audit

Typically, the Mapesbury Conservation Area has a very straightforward public realm of flagged footpaths flanking tarmac roads. The street furniture is generally ministry standard concrete kerbs and drainage with standard proprietary metallic lighting and services equipment but Victorian lamp-posts have been introduced in Keyes and Exeter Roads. However, the wide roads through and into the Conservation Area are lined with mature trees that add to the open and spacious character of the area.



A Porch and Door in Keyes Road

### 6.5 Contribution of the Natural Environment

In general, the Mapesbury Conservation Area has a very green character defined by the relatively densely planted trees within the large rear gardens and along the roads of the estate. These trees help to provide a natural framing for views in and out of the area and between buildings within the area. Trees are an essential part of the character of the area and the mix of deciduous and of late coniferous trees is now a part of the now prevailing character. Indeed, the coniferous planting provides a green setting for the area during the winter. The large proportion of mature vegetation within the generously sized rear gardens provides a valuable refuge for wildlife. A public park, affectionately known as the Mapesbury Dell, has recently been rejuvenated into a valuable landscaped area for both residents and wildlife

## 6.6 Extent of loss Intrusion or Damage

### Design of alterations to front elevations

The character the Conservation area is established by the quality of detail and composition. The frontages of most buildings within the Conservation Area remain largely unaltered. Isolated instances of unsympathetic development include the historic installation of front roof lights and dormers, the painting of brickwork, the loss of glazing features or replacement with windows of unsatisfactory materials and/or design and the enclosure of recessed porches.

### Design, materials and extent of extensions

Extensions of less than 50 cubic metres (subject to certain provisions) can be built to the rear of properties without planning permission (where no other extensions exist) and these, although comparatively small, can be damaging to the rear elevations of the building within the Conservation Area. The impact of such extension is exacerbated further by an inappropriate design, scale, and massing, and use of poor quality materials. Such extensions may affect the amenity of the Conservation Area for local residents. However, they are not typically visible from the road. There are several isolated examples of unsympathetic side and rear extensions that are visible from a road. These were typically constructed prior to the adoption of the Article 4 direction for this Conservation Area.

### Changes to fenestration

In some instances, features of the original windows such as the glazing bars that are typically present within the upper sash have been removed. In other cases, windows and doors have been replaced by inappropriate modern alternative materials and designs. The loss of these original features causes significant detriment to the character and appearance of the Conservation Area.

The Article 4 direction provides additional control for windows within street frontages but does not include most flank and rear windows. While these windows alterations do not typically affect the views from public spaces within the Conservation Area, the impacts on the views from the private and communal spaces within the rear gardens of the Conservation Area should not be discounted.

### Roof alterations

The requirement for additional space as families grow combined with the increasing proportion of houses that have been converted into flats has increased the number of loft conversions within the Conservation Area. In some instances, front dormer windows and roof lights have been inserted facing principle roads, front dormer



Chichele Road



St Gabriel's Road

windows were original features of a handful of houses within the estate, and they were not included within the majority of dwellings. Accordingly, the insertion of dormer windows and roof lights within road facing roof planes does not preserve the original character of the Conservation Area.

Dormer windows have been inserted in the side roof planes of a small number of houses. Such features are typically visible from the road and detrimental to the character of the roofscape. Roof lights are being inserted within the side roof planes of an increasing number of houses within the Conservation Area. Such development is not significantly detrimental to the character and appearance of the house providing "Conservation" type roof lights that are flush with the roof plane are used.

The majority of rear dormer windows within the Conservation Area are of a size and design that is not dominant within the rear roof plane and while such development may alter the appearance of the building from the rear garden of adjoining properties, it allows the conversion of the loft space into additional habitable room(s). There are examples of rear dormer windows of excessive sized and unsympathetic design within the Conservation Area that may not affect the appearance of the houses from the

### **Painting**

There are examples of part or whole front elevations of properties having been painted, affecting the overall appearance of houses. In many cases, the painting was not to cover damaged brickwork.

### **Formation of Drives**

The formation of vehicular accesses for the purpose of providing off-street parking in front garden areas has had a negative impact on the front gardens and boundary walls within the Conservation Area. This will be discussed within the next section.

### **Front gardens and boundary walls/hedges**

A number of front gardens in the area have been hard surfaced to provide car parking on the frontage, or simply to limit the requirement for day to day maintenance. In some instances, whole front gardens of houses have been hard surfaced to provide off-street parking.

These large areas for parking cars on front plots can be unsightly and harmful to the appearance of the property and thus the suburban character of the Conservation Area. Additionally, many front plots have been surfaced with a number of unsympathetic materials including concrete. In a number of instances, the original front walls, piers and/or gates have been removed and replaced with inappropriate designs and materials. Such



Anson Road



Hoveden Road

replacement has had a detrimental impact on the character and appearance of the streetscape.

### **6.7 Capacity for Change.**

The Conservation Area is under pressure from insidious small scale change through erosion of building detail. Mapesbury is an affluent and prosperous residential area that benefits from a large proportion of owner occupied houses that are relatively well maintained. The residential nature of the area means that the restrictions of the planning Act and the GDPO will prevent radical change in terms of land use and intensification



Lydford Road

### **7.0 Community Involvement**

The Council will maintain continues consultation with the residents of the Conservation Area. The appraisal will be published electronically to enable the document to be responsive to the changing circumstances and priorities of the residents and the need to preserve the character of the area.

### **8.0 Boundary Changes**

In 2003 The Council undertook a comprehensive review of its conservation areas, at this time all areas were analysed for the rigour of their boundary definition and at this time it was considered that Mapesbury Conservation Area is logically defined and will not be re assessed until the next major review.

### **9.0 General Condition**

Mapesbury Conservation Area unlike other Areas within the Borough has not suffered the same extent of decline in character through works carried out as permitted development. This is due in part to the Article 4 Direction that has been in place some years. However some loss of character can be seen and the following defining elements of the areas character will need careful management.

#### **Windows and Doors**

Replacement of windows and doors has been and will continues to be one of the primary cause of character decline. The article 4 Direction and a designated conservation enforcement officer will help to reduce this type of insensitive alteration.



**Front Garden plots**

Front boundary walls are being removed and garden plots are being paved over to provide large parking spaces that significantly reduce the residential character of the area.

**Extensions**

In general poor selection of materials is leading to a serious decline in character through incongruous building materials and detail the Council must control this part of development to improve the impact of new extensions.

**10.0 Recommendations**

The future of the Mapesbury Conservation Area was secured with the application of the Article 4 Direction and the situation may improve with the publication of the Character Appraisal. However, in order to develop and enhance the character of the area the following recommendations need to be addressed:

- i) The review and publication of a Conservation Area Design Guide.
- ii) Improved liaison between the community and the Council.
- iii) Regular monitoring of completed developments their accordance with permitted plans and overall design and material.
- iv) Continued review of Conservation Area policy to respond to cultural and ecological change.
- v) Greater input into design development by Conservation trained Council officers.

## 11.0 Technical Terms

<b>Brick bond -</b>	Arrangement of bricks in a wall, combining bricks laid lengthways (stretchers) and bricks laid widthways (Headers)
<b>Casements -</b>	An opening window frame.
<b>Console bracket -</b>	A decorative wall bracket which supports a bay window, part of a roof or other feature that projects out from the house.
<b>Drip Rails -</b>	A sill like section mounted above the opening casements of windows to shed water
<b>Dentils -</b>	Bricks set at interval to produce a decorative band
<b>Eaves -</b>	The junction of the wall and the lower edge of the roof
<b>Glazing bars -</b>	The bars of wood or metal which separate individual glass panes
<b>Half-timber -</b>	Often called 'timber framing', this means timbers applied vertically or horizontally to the walls of houses as a decorative feature.
<b>Hopper head -</b>	A cast box for collecting rainwater, which feeds into a drainpipe.
<b>Imperial bricks -</b>	The bricks used to build the Barn Hill houses, which are larger than today's bricks.
<b>Jambs -</b>	The side sections of a door or a window frame.
<b>Leaded light -</b>	A window made of small pieces of glass joined by strips of lead.
<b>Parapet -</b>	A section of a wall that projects above the eaves of a flat roof.
<b>Pargetting -</b>	Decorative moulded or incised external plaster work
<b>Roughcast -</b>	Rendered wall finish with small stones added to the mixture.
<b>Reveal -</b>	The part of a wall that turns back towards the window frame in its opening
<b>Sill -</b>	The bottom section of a window frame that projects out from the wall to allow rain to run away.
<b>Spalled bricks -</b>	Bricks that have lost their front faces through frost damage.
<b>String course -</b>	A projecting band of brickwork,
<b>Terracotta details -</b>	Specially shaped and moulded bricks used as decorative features.

## **12.0 Contact Details**

### **The Planning Service**

Brent House  
349 High Road,  
Wembley,  
Middlesex, HA9 6BZ

Email: [tps@brent.gov.uk](mailto:tps@brent.gov.uk)

Website: [www.brent.gov.uk/planning](http://www.brent.gov.uk/planning)

### **Conservation advice:**

Regeneration Design team  
Tel: 0208 937 5018  
Fax: 0208 937 5207

### **Planning Advice:**

North Area Planning Team  
Tel: 0208 937 5220  
Fax: 0208 937 5207

### **Landscape Design Advice**

Landscape design Team  
Tel: 0208 937 5248  
Fax: 0208 937 5207

### **Building Regulations Advice**

Building control  
Tel: 0208 937 5499  
Fax: 0208 9375

## Appendix 1: Management Plan

### Contents

<b>The Management Plan</b>	<b>1.0</b>
The Management Strategy	1.1
<b>Policy</b>	<b>2.0</b>
The Local Development Framework	2.1
Community Involvement	2.2
Conservation Area Designation: Council	2.3
Conservation Area Designation: Residents	2.4
Character Appraisals	2.5
Archives and Information	2.6
<b>Practice</b>	<b>3.0</b>
Development Control	3.1
Review of Conservation Systems	3.2
Planning Guidance	3.3
Planning Policy Guidance Note 15	3.4
Technical Advice	3.5
An Equitable Historic Environment	3.6
<b>Preservation and Enhancement</b>	<b>4.0</b>
Understanding the Asset	4.1
Maintaining Quality	4.2
Preserve or Enhance	4.3
Enhancement Initiatives	4.4
Elements at Risk	4.5
Training and Communication	4.5
<b>Monitoring and Review</b>	<b>5.0</b>
Development control	5.1
Design Guidance	5.2
Community Involvement	5.3
<b>The Future</b>	<b>6.0</b>
A Responsive Plan	6.1

## **1.0 The Management Plan**

### **1.1 The Management Strategy**

This plan is intended to provide a focused and structured approach for the future and management of Mapesbury Conservation Area. The plan will build upon and develop the strengths, weaknesses and opportunities identified by the appraisal process and create a coordinated framework for future development. The Plan will rationalise the statutory and policy requirements with the aspirations of local residents. A thoroughly debated plan will provide a point of reference with agreed and consistent aims for all those concerned with the future of Mapesbury Conservation Area.

## **2.0 Policy**

### **2.1 The Local Development Framework**

The Planning Service at Brent Council will produce as part of its Local Development Framework a set of core policies for the control of development within Conservation Areas. In particular the core document will address the fundamental principle of “Preserve or Enhance” from the Planning (Listed Building and Conservation Areas) Act 1990 and Planning Policy Guidance Note 15. The core policies will deal with alterations to existing buildings, new development, the built landscape and the natural environment. Policies will also be adopted to respond to the pressures of large scale development in residential historic areas.

From the core policies a series of guidance documents which will be supplementary to the LDF will be produced. These supplementary documents will expand upon the basic policy principles giving specific guidance regarding materials, construction details and techniques for development in the Conservation Area.

In addition to the supplementary development guidance documents the LDF will identify and possibly initiate a number of “Area Action Plans” which may include the Conservation Area within its remit. The special requirements of designated Conservation Areas will be a principal consideration in the development of “Area Action Plans”

### **2.2 The Community Involvement**

As part of the Development of the LDF the Council has produced a “Statement of Community Involvement” which outlines its strategy for consulting people who live, work and play in the London Borough of Brent. All documents produced as part of the LDF will be consulted upon using

the principles and processes described in the document. Hard copies are available from the addresses shown in contact details at the back of this document, or can be viewed on the Council website. The strategies outlined in this document will guide the Councils involvement with the residents of Mapesbury.

### **2.3 Conservation Area Designation: Council**

The management of the Conservation Area will be at all times legally regulated by the Planning (Listed Building and Conservation Areas) Act 1990. The Council will discharge its responsibilities under the act to “Preserve and Enhance” the character of its Conservation Areas. Also the Council will undertake regular reviews of the area to monitor the quality of development and the effectiveness of its policies and guidance. A review has just been completed and as a result the character appraisal and management plan has been produced.

### **2.4 Conservation Area Designation: Residents**

The Designation of the Conservation Area and the subsequent application of an Article 4 Direction have placed a responsibility on all residents to carry out development of their properties and gardens in a way that preserves or enhances the character of the Conservation Area. The Article 4 Direction has also removed the permitted development rights of all residents in regard to the public face of their building. The Council is sympathetic to the extra burden that an Article 4 Direction places upon residents so has waived fees for applications for development that was previously permitted. The involvement of the residents of the conservation area is central to the successful preservation of the character of Mapesbury and the Council is committed to a long term partnership.

### **2.5 Character Appraisals**

The Council has produced a character appraisal for the St Andrews Conservation Area of which this plan is a part. The appraisal has been produced to provide a basis from which to develop not only development control decision making, but the informed development of design guidance. The appraisal will be the basis for the direction of this management plan, identifying the elements of the conservation area that require special attention or effort. The appraisals will also provide a valuable resource from which to defend appeals against refusal of planning permission.

## **2.6 Archives and Information**

The heritage archive at Brent Council is available for public inspection at any time and provides a valuable resource for the management of the area. Copies of designation reports, schedules for the Article 4 Direction and background histories are available. The archives hold records of the development of the historic environment in Brent.

## **3.0 Conservation Strategy and Practice**

Brent Council has recently carried out a review of its historic areas and now has 22 designated Conservation areas, with Article 4 Directions designated where necessary. This means that the Council has significant level of control of development within Mapesbury Conservation Area. The preservation of the character of the area will require careful management through the application of Best Practice within a number of the Councils activities. The Council will need to retain technical advisors specialising in the preservation and conservation of the historic buildings and landscapes. The principal elements that make up the historic landscape of the area will require review, reassessment and monitoring to enable a high quality conservation service for the residents of Mapesbury This management plan requires the careful and competent application of its core policies to ensure the long term preservation of the area. Overall, Mapesbury must be protected and preserved for the residents that live within it and indeed its numerous visitors. However, for the area to maintain a sustainable community, the policies that guide its development must be responsive to contemporary as well as historic pressures.

### **3.1 Development Control**

Arguably the most damage to the character of the Conservation Area is caused by unsympathetic development through poorly designed and executed new buildings, extensions and alterations. Therefore, the role of development control is pivotal to the management of sensitive but responsive change in the Area. To help with management the following principles will be adopted to guide Development Control decision making.

- i) The Council will apply the principles, guidance and regulation outlined in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the broader guidance of Planning Policy Guidance Note 15 and any subsequent revision or additions.

- ii) The Council will apply the adopted policies outlined in both the UDP 2004 and the emerging LDF.
- iii) The Council will require that all planning applications will be supported by a brief but thorough design guide that describes the ideas and reasoning behind the submitted design.
- iv) The fundamental requirement of any proposal for development in a Conservation Area is quality. All proposals must be of the highest quality design, proposing high quality materials and be executed to the highest standards of workmanship.
- v) The Council will not dictate the architectural style of any intervention but proposals must be either:

A high quality, contemporary design, that is at the same time sympathetic to the character of its context and neighbours.

Or,

A well researched replication of the high quality historic design, scale massing and detailing with strict replication of local materials.

Unfortunately scheme proposals often fall between these two standards and so compromise the character of the area.

- vi) The Conservation Area design guide will be a primary material consideration in the Councils' assessment of applications for development in the Mapesbury Conservation Area.
- vii) The Council will use technically experienced and qualified officers in guiding the assessment and determination of all applications received.
- viii) The Council will expect that proposals for development in Conservation areas will be clearly and competently demonstrated through the submission of clear accurate drawings, photographs and specifications.
- ix) All applications for work in conservation areas must be accompanied with clear indications of



proposed materials. Physical examples of materials must be submitted prior to commencement of work.

- x) Where possible the Council recommend pre application consultation with the planning Service to help with the requirements for a high quality application.

### **3.2 Review of Conservation Systems**

The Planning Listed buildings and Conservation Area Act 1990 requires that the Council review its historic environment to maintain an understanding of the pressures and changes within the Borough. However, the Council is committed to continuous review and has recently completed a re-survey of its Conservation Areas after which 10 Areas were de-designated. Mapesbury retained its designation and will require continuous monitoring to ensure that its development is sensitive and responsive. The Council would consider a 5 year cycle a reasonable long term review period.

### **3.3 Planning Guidance**

The Supplementary Planning Documents are critical in guiding development within Mapesbury Conservation Area. It is essential that the guide is easy to use by residents, builders and designers alike. It needs to be clear about its role and give simple straightforward advice to residents. Therefore, the Council in conjunction with residents will periodically review the guide to maintain its continued validity. As previously stated the guide will be a material consideration in the consideration of applications submitted to the Planning Service.

### **3.4 Planning Policy Guidance Note15**

Central Government has a policy role in the management of the country's historic areas and its PPG 15 Planning and the Historic Environment. However the Council's own Supplementary Planning Documents are critical in guiding development within Mapesbury Conservation Area. It is essential that the guide is as easy to use by residents as builders and designers. It needs to be clear about its role and give simple straightforward advice to residents. Therefore, the Council in conjunction with residents will periodically review the guide to maintain its continued validity. As previously stated the guide will be a material consideration in the assessment of applications submitted to the planning Service.

### **3.5 Technical Advice**

Following the recent Conservation Area review, the Executive recommended the appointment of a Conservation Assistant to increase the specialist advisory service available to the residents of all its Conservation Areas. Strategically the Council will, in conjunction with the residents association, encourage pre application consultation to reduce time wasted in both scheme development and application assessment. The increased technical staff resource will also enable more frequent and comprehensive review.

In order to maintain up to date technical advice the Council will ensure continued professional development for its conservation staff. This will enable the Council to manage the inevitable compromises required between the needs of the historic and natural environments as requirements for energy conservation become more demanding and complex.

In day to day management of the historic environment the Council will liaise and coordinate with English Heritage who can offer further specialist technical advice in support of the planning services work. The Council will endeavour to maintain this close working relationship to secure the long term preservation of Mapesbury Conservation Area.

### **3.6 An Equitable Historic Environment**

The Conservation of the historic environment at Mapesbury will be managed in an equitable and fair manner in line with the Councils regulations on officer conduct and equal opportunities. The Council will undertake its management of the Mapesbury Conservation Area in compliance with the Equality Standard for Local Authorities, The Brent Action Equity Plan and all other equalities legislation. Conservation work within the area will also require the application of the principles and guidance with the Disabilities Discrimination Act 2005, the codes of practice in BS8300 and the general guidance published by English Heritage.

## **4.0 Preservation and Enhancement**

### **4.1 Understanding the Asset**

The Character Appraisal of which this plan forms a part is central to understanding the Mapesbury Conservation Area and its needs for the future.

The results of this assessment will influence the review and development of the Design Guide, concentrating efforts on the elements of the Conservation Area that are under the most threat; including rear extensions, window

replacements, roof re-covering and front garden plots. The appraisal has also highlighted the better preserved areas of the Conservation Area and how the lessons of preservation of this element of the historic structure can be learned.

To fully understand the pressures on the character of Mapesbury it is important to understand the pressures and needs of the community. The approach and viewpoint of the residents is important in making the management of the area responsive and sensitive. Management strategy and development guidance must take into account role of the community and the pressures that individuals experience in their home life.

To enable the integration of the needs of the fabric with the human considerations, the Council will endeavour to maintain continued liaison with the community through consultation. In addition to this Character Appraisal, attendance at Area Consultative Forums and conservation forum meetings is proposed.

## **4.2 Maintaining Quality**

One of the defining elements of Mapesbury Conservation Area is the quality of design composition, construction detailing and the execution of the work. It is this attention to detail that will protect quality at all scales of interventions into the historic environment. To ensure the preservation of character, quality has to be maintained throughout the whole process of any proposed change. The Council will ensure that quality is maintained through its contribution to the following elements of development and alteration.

### **Quality of applications**

- i) In line with PPG15 the Council will not accept outline applications for proposals in Conservation Areas. Full applications will be required to be supported by well drafted accurate scale drawings with plans, sections and elevations. In many cases for large schemes the Council will also expect analytical drawings, showing proposals in context, either through streetscape sections or three dimensional images.

**Quality of materials**

- ii) The Council will, where possible, require that materials proposed are submitted as part of the application and not as a condition.

**Detail**

- iii) Where appropriate to aid in the assessment of an application the Council may require the submission of large scale construction detail drawings. This enables officers to check the quality of what is proposed and ensure that on site design is not left to the builder.

**Experienced persons**

- iv) The Council will always advise that applicants appoint both consultants and builders who have experience of historic buildings work.

**Specialist Advice**

- v) Whenever possible the Council will provide a specialist advisory service to compliment the skills of consultants and builders.

**Article 4 Directions**

- vi) In order to reduce the decline in quality through alterations carried out as permitted development the Council has applied Article 4 Directions where appropriate to all its residential Conservation Areas including Mapesbury.

**PVCu Window frames**

- vii) After many years of investigation and experimentation the Council has finally accepted that PVCu will not allow manufacturers to replicate the quality of original timber windows in Conservation areas - PVCu is also a significant pollutant. Therefore, the Council will not approve PVCu window frames in the Conservation Area.

Generally, the Council is convinced that it is the attention to detail and specific concern about quality at all levels that will help preserve and enhance the character of Mapesbury Conservation Area.

**4.3 Preserve or Enhance**

As outlined in "Planning Policy Guidance Note 15" (Planning and the Historic Environment). Any proposals for work with the historic environment and in particular in Conservation Areas must as a minimum preserve the character of the Conservation Area.

The Council supports this standard as a basic requirement but will always encourage applicants and their agents to develop schemes that will actively enhance the character of the Conservation Area. In meeting these fundamental requirements the Council will require that proposals are demonstrably a faithful replication of the local historic precedent or a high quality contemporary building as described in Section 3.1 (v) above.

#### **4.4 Enhancement Initiatives**

As with the most Local Authorities, the London Borough of Brent has a restricted general budget so has no specific allocation for Conservation Areas. However, the Council has been successful in securing external funding for enhancement initiatives for its Conservation Areas, Therefore:

- i) The Council will, where appropriate, continue to seek external funding to support its work in Mapesbury Conservation Area.
- ii) The Council will maintain an up to date understanding of current funding sources and where possible apply for funds for Mapesbury Conservation Area through Townscape Heritage Initiatives and other special schemes.
- iii) Not all enhancements require financial input. The Council will ensure that there is a regularly updated Design Guide for the Conservation Area to help residents with alterations and extensions to their homes.

#### **4.5 Elements at Risk**

As previously described the quality of the Conservation Area can be significantly damaged by the loss of historic detail and the loss of this type of detail has led to the de-designation of a number of the Borough's Conservation Areas. Therefore, the Council is convinced that it is the preservation of detail that will subsequently make the biggest contribution to the preservation of character. The protection of the following elements of the historic environment will be a high priority:

##### **Roof Covering**

- i) The plan requires that the special care will be taken in the management of roof recovering and replacement.

**Chimneys**

- ii) Chimneys are a particularly important element of Conservation areas and the plan requires that they should be one of the most significant management issues.

**Window Frames and Doors**

- iii) The Plan requires that Design guidance will be specifically concerned with replacement windows, the prevention of pollutants and sustainability.

**Roof Covering**

- iv) The plan requires that the special care will be taken in the management of roof recovering and replacement.

**Brickwork**

- v) Management of brickwork treatment is a critical issue in preserving character.

**Front Plots**

- vi) The preservation of front gardens and their boundary walls, fences and hedges is critical in preserving the character of streetscape. The careful management of these elements will be a significant issue in responsive design guidance and development control.

**Extensions**

- vii) Extension and alteration will be managed through broader specific design guidance for rear extensions.

**Satellite Dishes**

- viii) The proliferation of satellite dishes has had significant impact on all Conservation areas and will need to be addressed in Design guidance.

**4.6 Training and Communication**

Where appropriate the Council will ensure that its Conservation Service is up to date and fully conversant with current practice. To achieve this, the Council will ensure that its officers follow a structured training plan. From this the Council will endeavour to attend Forums and resident group meetings to disseminate good practice to resident and there agents.

## 5.0 Monitoring and Review

The Planning Service is obliged by the Planning (Listed Buildings and Conservation Areas) Act 1990 to review its Conservation Areas from “time to time”. Brent Council has regularly carried out reviews of its historic areas and in 2003 completed a thorough re-evaluation; culminating in the de-designation of some conservation areas that had lost the character that led to their special status. The review enabled the Council to then concentrate its limited resources on the remaining Conservation Areas enabling the production of this Character Appraisal for Mapesbury Conservation Area. To maintain a rigorous monitoring system the Council will:

- i) Encourage greater involvement in the guardianship of Mapesbury by the residents group.
- ii) Establish a regular visual survey of the area by conservation or enforcement officers.
- iii) Depending upon resources re-evaluate the character of Mapesbury Conservation Area every 5 – 8 years.

### 5.1 Development Control

The Development control process is controlled by the Unitary Development Plan and the supplementary guidance that is developed from it. In order to maintain a high standard of decision-making the Council will ensure regular training and review of policies that control the decision making process.

### 5.2 Design Guidance

The Council will produce a responsive design guide for Mapesbury that can be reviewed as part of the broader re-evaluation process outlined in section 5.0 iii).

### 5.3 Community Involvement

The Council will encourage residents to carry out their own review of the management of Mapesbury Conservation Area and submit their findings for inclusion in wider assessments.

## **6.0 The Future**

### **6.1 A Responsive Plan**

The management plan for Mapesbury Conservation Area is intended to be a development framework for anyone involved or concerned about the future of the area. It outlines the issues that need consideration and action if we are to preserve and enhance the character of the Mapesbury Conservation Area.

Most importantly, this plan will be responsive and reactive to the changing needs of its residents. It is purposely strategic, not specific, to enable it to accommodate changes in society and changes in society's expectations. At the same time it will maintain the balance with the need to preserve character.

This plan is also flexible enough to be adjusted to respond to the frequent changes in legislation and regulation that influence the built environment - In particular the Council's eventual change from a Unitary Development Plan to a Local Development Framework.

Overall, it is in everyone's interest to preserve and enhance the character of Mapesbury Conservation Area. This plan is intended to build upon the Character Appraisal, coordinate and focus the various needs and requirements of everyone involved in the protection and enhancement of the landscape of Mapesbury.



London Borough of Brent  
Planning Service



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