

# Queen's Park Conservation Area boundary extension

## Character Appraisal



REV 2

12.2024

# Contents

<b>1</b>	<b>INTRODUCTION</b>	
	Purpose of this document	5
	Why is an extension to the conservation area being considered?	6
	What is a conservation area?	7
	What does it mean if your property is within a conservation area?	8
	Article 4 Directions	9
<b>2</b>	<b>QUEEN’S PARK CONSERVATION AREA</b>	
	Location and context	11
	What is significant about Queen’s Park?	12
	Queen’s Park historical development	13
	Summary of defining architectural and historic interest	15
<b>3</b>	<b>REVIEWING THE CONSERVATION AREA BOUNDARY</b>	
	Areas for review and approach	19
<b>4</b>	<b>EXTENSION TO QUEEN’S PARK CONSERVATION AREA: SUMMARY OF SPECIAL INTEREST</b>	
	Background	22
	Appraisal: Salusbury Road	24
	Appraisal: Lonsdale Road	32
	Appraisal: Honiton and Lynton Road	34
<b>5</b>	<b>CONCLUSION</b>	
	Recommendations	36
	Maintaining the special architectural and historic interest of the area	37
	Image credits and authorship	38

1

# INTRODUCTION

# Introduction

## Purpose of this document

- 1.1 The London Borough of Brent has undertaken a review of its conservation area boundaries as well as assessing for additional new areas that might merit designation.
- 1.2 It is a statutory requirement under Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which advises that local planning authorities must review their conservation areas from time to time. A review was also recommended by Brent's Historic Environment Place-making Strategy, May 2019.
- 1.3 The conservation of the historic environment is the process of managing the inevitable changes that will take place to an area in a way which best sustains its historic value for the present and future generations as well as for regeneration and place-making. Without an understanding of what are sometimes subtle qualities of an area, its local distinctiveness and character may be easily lost.
- 1.4 The assessment and identification of Brent's heritage for conservation areas is undertaken by the use of character appraisals.
- 1.5 Conservation area character appraisals identify and describe features which contribute to the special architectural or historic interest of a conservation area.
- 1.6 On 28 May 2024, Brent Council's Cabinet Committee adopted this Character Appraisal as a Supplementary Planning Document (SPD). As such it is a material planning consideration in the determination of future planning decisions.

# Introduction

## Why is an extension to the conservation area being considered?








1.7 The Queen's Park Estate developed commercially along Chamberlayne and Salusbury Road with shops, offices and other building types. These roads are especially attractive and are considered as possible extensions to the Queen's Park Conservation Area.

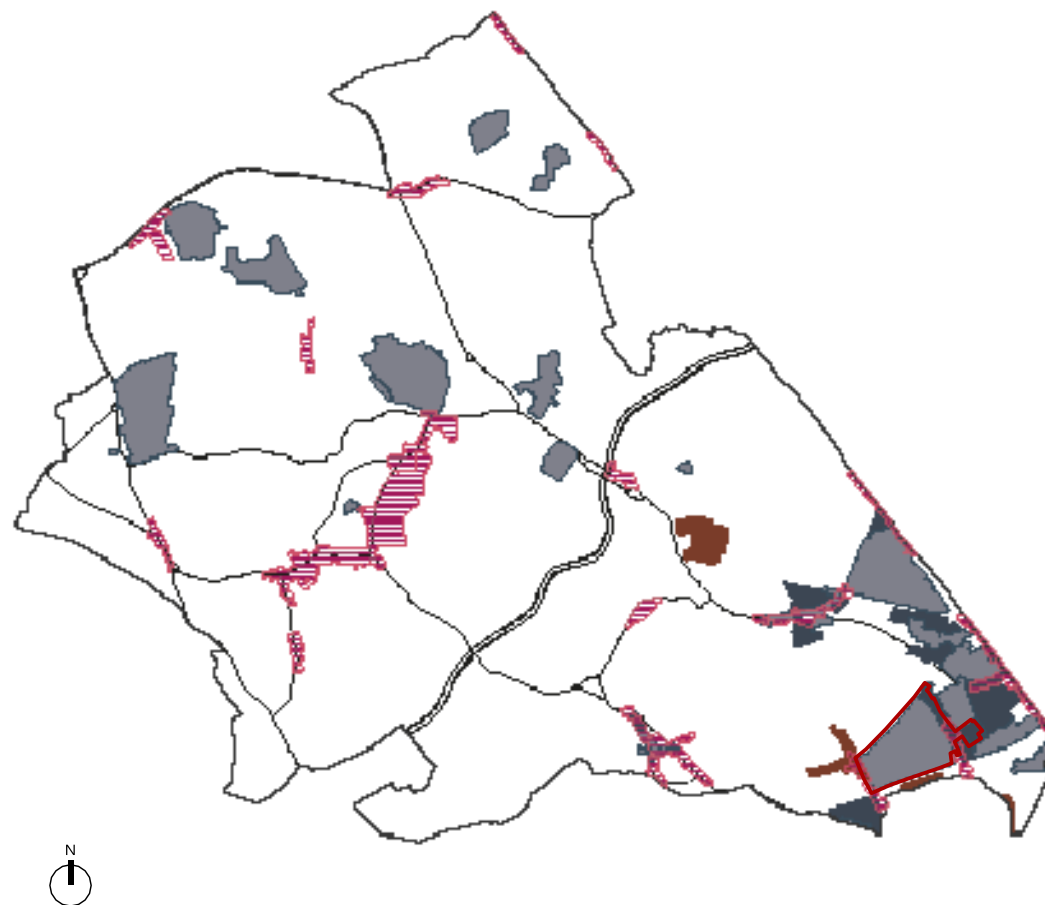
1.8 Lonsdale Road is a wide and totally unique cobbled road in Brent fringed with converted stables, workshops and mews buildings to serve Queen's Park. It is thought worthy of being included in the conservation area.

1.9 The roads northeast such as Okehampton, Dundonald, Crediton, Tiverton and Wrentham Avenue were constructed at the same time and have similar housing to that already in the conservation area.

1.10 It was also recommended in Brent's Historic Environment Place-making Strategy 2019.

### KEY

-  Queen's Park Conservation Area and extension
-  Current conservation area
-  Conservation area extension
-  Town centre boundaries
-  North Circular Road
-  A Roads
-  Borough boundary





# Introduction

## What is a conservation area?

- 1.11 Conservation Areas were first introduced into legislation under the Civic Amenities Act of 1967 to protect the wider historic environment. Section 69 Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation as an *'area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'*.
- 1.12 However, the National Planning Policy Framework (NPPF) explains that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest. Conservation area designation therefore needs to be carefully considered.
- 1.13 It is the protection of the quality and special interest of the neighbourhood or area as a whole that is intended, rather than specific buildings. For example, the characteristic building design and materials of the area, the mix of different uses, and the design of shopfronts may all be taken into account when deciding whether an area has a particular special architectural or historic interest. It also includes the street layout, boundaries, roads, vistas and viewpoints, trees and green features.
- 1.14 Conservation areas foster local identity, involve communities in their management, enable a broad view of what heritage can mean in a diverse society, and can be catalysts for social and economic regeneration. They are extensively recognised for the contribution they make to our cultural inheritance, economic well-being and quality of life.



# Introduction

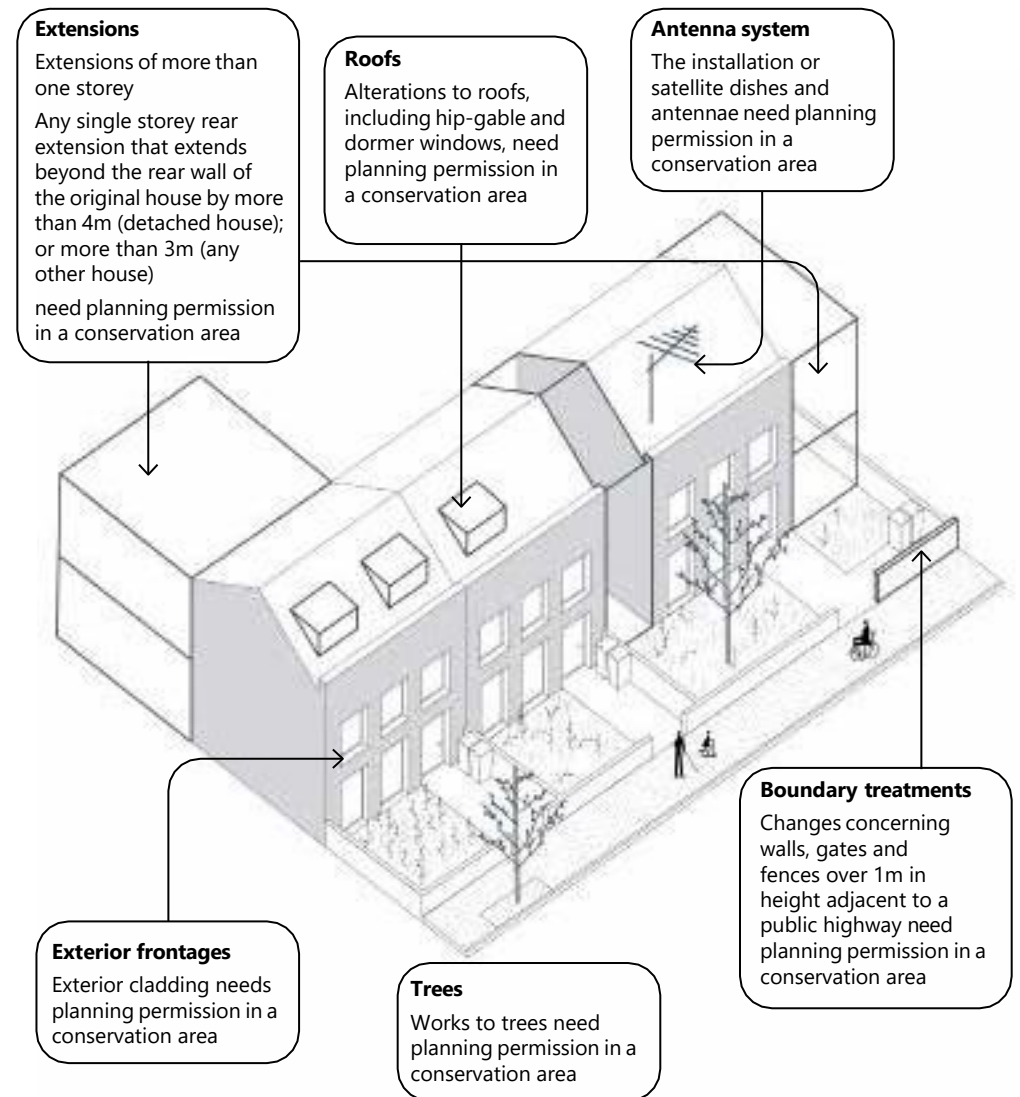
## What does it mean if your property is within a conservation area?

1.15 Designation results in greater control over the demolition of buildings and the size and design of extensions.

1.16 This means that the Council gains additional planning control compared with areas that are not designated which, in turn, allows for the greater retention of characteristics and features that make a place special and unique.

1.17 Therefore, the following works need planning permission in a conservation area:

- cladding the exterior of a house;
- any side extensions or rear extensions of more than one storey;
- any single storey rear extension that extends beyond the rear wall of the original house by more than 4m if a detached house; or more than 3m for any other house;
- alterations to roofs, including dormers and hip-gable;
- the installation of satellite dishes and antennae;
- the demolition or erection of walls, gates and fences over 1m in height adjacent to a public highway; and
- works to trees.



**Figure 2: Conservation area designation can protect and positively**

Introduction **influence the property features included in the above diagram**

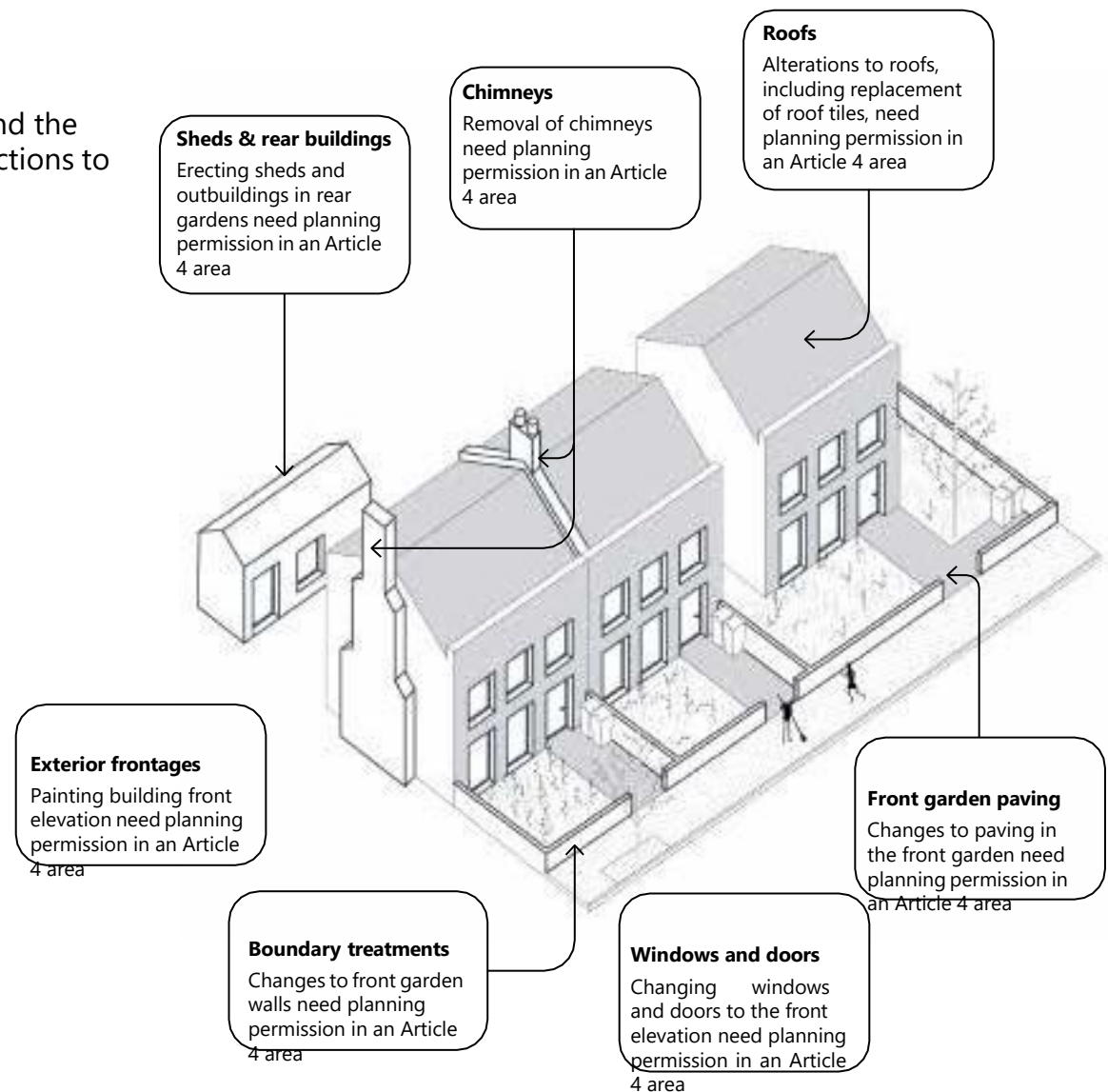
# Introduction

## Article 4 Directions

1.18 An Article 4 Direction is a special control which gives extra protection to a conservation area (in addition to those on page 8) by removing some of the owner's planning development rights. The Queen's Park Conservation Area already has such Directions in place. These relates to works such as:

- changing windows and doors to the front elevation;
- painting the front of the house;
- paving over the front garden;
- removing or building front garden walls;
- replacement roof tiles;
- removal of chimneys; and
- erecting sheds and

1.19 The Council will extend the use of a Article 4 Directions to the new area.



Introduction in rear gardens.

**Figure 3: Diagram showing property features that may be affected by Article 4 Directions**

2

# QUEEN'S PARK CONSERVATION AREA



# Queen's Park Conservation Area

## Location and context







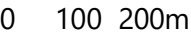
1.20 The Queen's Park Estate is located within the southeast boundary of the Borough and is demarked by Salisbury Road to the east, Chamberlayne Road to the west and Brondesbury Park Station to the north. Queen's Park Station signposts the southern edge of the conservation area.

1.21 The Queen's Park Conservation Area lies within a large area of Victorian residential development, initiated by the expansion of the railway network west. However, at its centre, is Queen's Park which itself is distinguished by its verdant character.

1.22 There is no significant formal view or vista within the conservation area and the nature of the natural and built landscape is relatively closed by the grid based street pattern. The rectangular street pattern restricts and terminates

views at 'T' junctions in the horizontal plane the continuous terraced massing and relatively high ridge lines constrict views in the vertical plane. However there are a number of views along side streets that are terminated by the park boundary that have a distinctive character compared to the streets set back from the park

### KEY

-  Current Queen's Park Conservation Area
-  Queen's Park Conservation Area extension boundary
-  Buildings
-  Roads
-  Rail
-  N
-  0 100 200m



**Figure 4: Location plan of current Queen's Park Conservation Area and extension boundary**

# Queen's Park Conservation Area

## What is significant about Queen's Park?

1.23 The properties in the Queen's Park Conservation Area are of a relatively consistent scale, form and massing but are varied in terms of architectural detailing and composition. Nevertheless, there is a uniformity of architectural form and construction which comes from the very short development period and a group of coordinated builders.

1.24 The streetscene is dominated by rows of two and three storey Victorian and Edwardian terraces, punctuated by small concentrations of semi-detached villas. The form, rhythm and constancy of streetscene is consistent across the whole area. The built environment is softened and embellished by the garden settings and mature street trees.

1.25 The setting of the conservation area is dominated by the centrally located public park. Its open green setting is in contrast with the rectangular and relatively regular street pattern.

1.26 The special interest of Queen's Park and the desire to celebrate and preserve its historical importance was recognised by its designation as a conservation area in 1986 and extension in 1995. The conservation area status has meant that its special character has lasted longer than other areas from a similar period in the Borough.

### KEY

- Current Queen's Park Conservation Area
- Queen's Park Conservation Area extension boundary

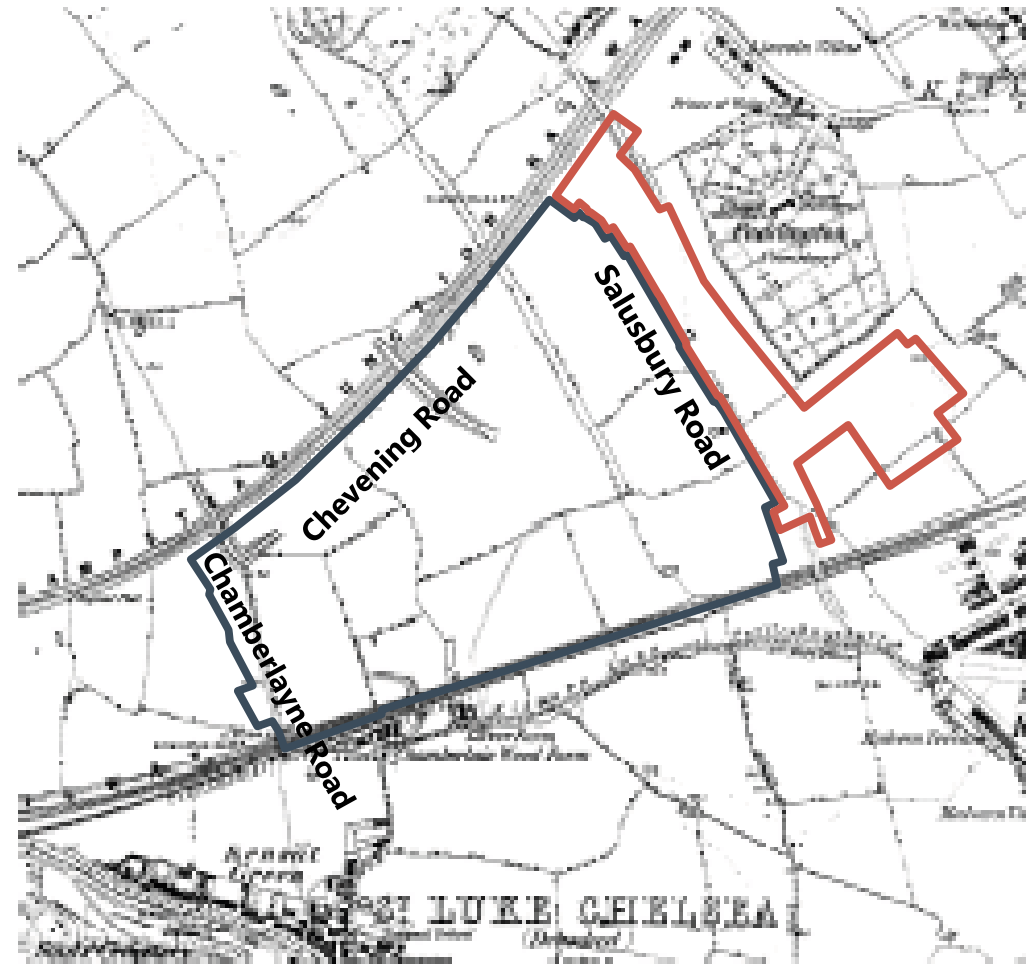


Figure 5: OS Map 1874. The area prior to the Queen's Park development was semi-rural



# Queen's Park Conservation Area

## Queen's Park historical development

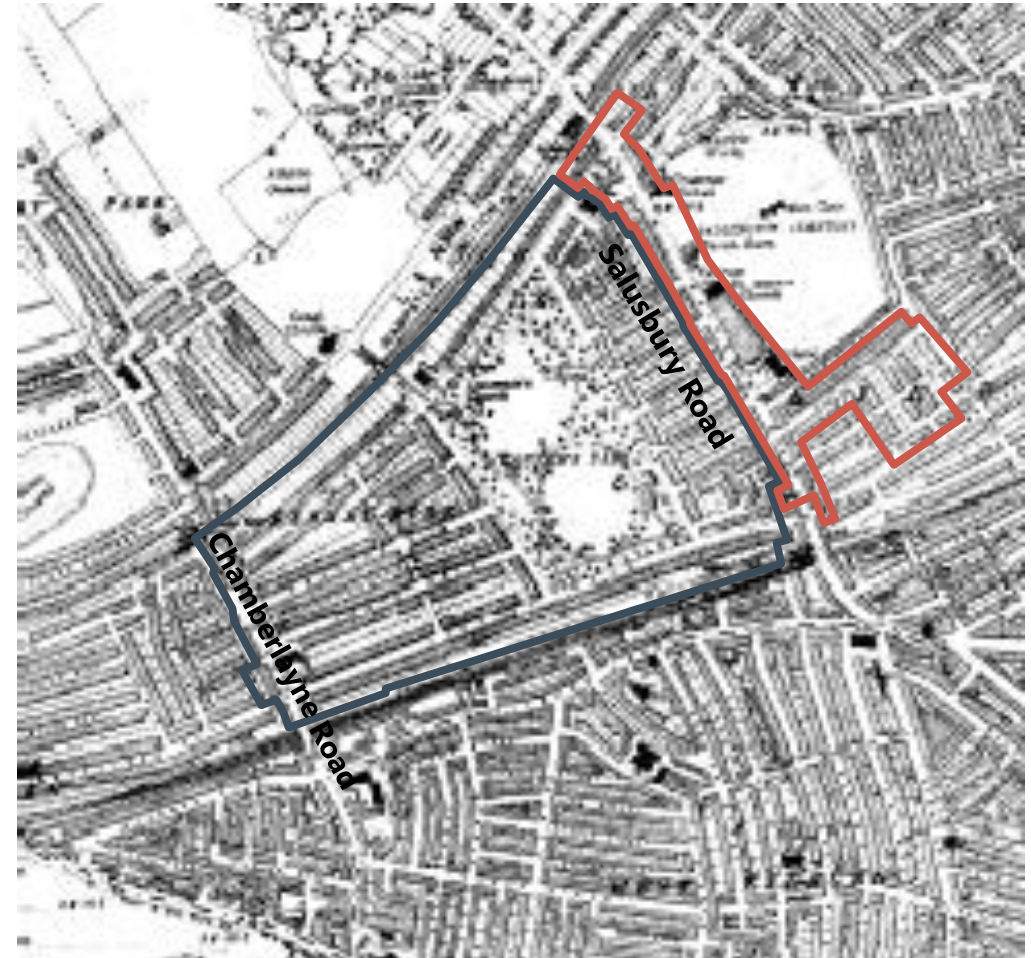
1.27 Queen's Park Conservation Area was laid out and built upon the site of the 1879 Royal Agricultural Show. At the time, this part of the Borough was semi rural and offered the landowner, the Church Commissioners, an attractive landscape on which to develop the estate. Although the focal element of the estate is Queen's Park itself, the 30 Acre open area was only incorporated into the estates layout after a campaign by the North West London Parks League. The park was eventually opened by the City of London in 1877.

1.28 The houses were erected over a number of years starting with the north side of Harvist Road of which the majority were completed by 1899. The west side of Chevening Road was also under construction by 1899. The houses were to the design of G A Sexton

and were being constructed by local builders Bennet and Gimbrett. Although local builders produced many of the houses at Queen's Park, many other builders contributed to the estate which helped to generate the varied architectural character around the area that is now Kempe, Keslake and Chamberlayne Roads.

### KEY

- Current Queen's Park Conservation Area
- Queen's Park Conservation Area extension boundary



**Figure 6: 1920 OS Map.** The current street layout and buildings have remained relatively consistent since they were developed in the late 19th century

# Queen's Park Conservation Area



Figure 7: Areal view plan of the area, 1946



Figure 8: Areal view plan of the area now with street pattern unchanged

# Queen's Park Conservation Area

## Summary of defining architectural and historic interest

1.29 The houses in the Queen's Park Conservation Area remain well designed late Victorian and Edwardian properties and their construction detailing including windows and doors remain prevalent. Indeed the Park also benefits from the framing function of the architecture to all its principal boundaries.

1.30 The quality of the designs is defined by the nature of the natural materials employed for the elevations and roofing and these survive. The quality of the composition and architectural detailing means that these modest terraced houses have decorative features and elements that set them apart from contemporaries in the broader London context and locally.

1.31 The consistency of form comes from the very short development period and a group of co-ordinated builders. The streetscene is dominated by the rows of two and three storey Victorian and Edwardian terraces, punctuated by small concentrations of semi detached villas. The form and rhythm of the streetscene is regular and consistent across the whole area. The built environment is softened and embellished by the generous public and private realm planting and mature street trees.

1.32 This special character remains throughout. In a few cases the front gardens have been lost but on the whole the conservation area remains incredibly well preserved.



**Figure 9: Properties on Chevening Road**

## Queen's Park Conservation Area

- 1.33 Before Queen's Park was imagined, Brondesbury (or Brands) Manor was one of the prebendal manors created by the Dean and Chapter of St Paul's who held land, which they then farmed or leased out. Subsequently the Ecclesiastical Commissionaires (now the Church Commissionaires) took it over and, in the 19th Century, decided to sell the land off for development.
- 1.34 The specifics of the context and historical development of Queen's Park are unique to the area, giving it its individual character. This strong sense of place comes from many influences, but the following characteristics are of particular importance to the character and appearance:
- **Queen's Park.** The park was laid out in 1887 and retains much of its original structure and early features, including the Grade II listed bandstand and 1930s mock-Tudor lych gate. The original layout of the park survives with elliptical paths in the form of a figure-of-eight. The park was opened by the Lord Mayor of London in 1887, one of the many parks created in celebration of Queen Victoria's Golden Jubilee.
  - **Chevening Road.** The road is characterised by relatively large red brick two storey semi-detached houses; set back from the pavement with generous front gardens. The houses were constructed by G F Kendall between 1898-1905. Most have elevations that are articulated with extensive moulded rubbed brick detailing including string courses at storey heights and to provide a cornice to the rubbed brick voussoir window heads [Figure 9].
  - **Kingswood Avenue.** Although not as grand as Chevening Road the houses are defined by projecting parapets that are capped with terracotta ridges. The builders were Solomon, Barnett and Brotchie.
  - **Harvist Road.** The most impressive are the three storey houses on the junction with Kingswood Road. The individual terraces have a two bay rhythm of a projecting two storey bays that terminates in castellated parapet at second floor level. The windows are their defining feature, a 'ladder' type floating frieze configuration.
  - **Hopefield Avenue, Montrose Avenue and Summerfield Road** These properties were constructed between 1897-1899. They are less imposing with yellow London stock brick work and stone dressings. These roads also contain post-War rebuilding in keeping with the scale and rhythm of the streets.
  - **Creighton Road.** This road was built by William Riley in 1899 – 1902 and Keslake Road (northside by J Chamberlain) and (southside by William Riley) are predominantly Victorian in character. These feature bay windows that continue up to the first floor, topped with an individual gabled roof with white decorative wooden panels and bargeboards.
  - **Kempe Road.** These properties form one of the richest streets architecturally, and demonstrates a variety of design and detail probably due to four separate builders working there between 1897 -1899, G F Kendall , W Riley, J Chamberlain and F & C Ellyatt. The houses are characterised by classically influenced dressings to windows including floral capitals and cast iron balconies.

## Queen's Park Conservation Area

- 1.35 The following photograph is a colour tinted postcard dating from 1907 and is an illustration of Millman Road. It shows the importance of the Queen's Park Estate not only in the quality of the architecture but also by the fact that it was considered influential enough to be photographed for a postcard [Figure 10 and 11].
- 1.36 The triangular gables with their terracotta finials and large stepped chimney stacks provide an attractive rhythm. It is also worth noting the fashion for pompom-pruned trees in the front gardens.
- 1.37 The front boundaries have been changed from fences to brick piers and walls but otherwise the road looks pretty much the same as it does today.



**Figure 10: Milman Road in 1907**



**Figure 11: Milman Road today**

3

# REVIEWING THE CONSERVATION AREA BOUNDARY

# Reviewing the conservation area boundary

## Current boundary

1.38 The conservation area boundary [Figure 4] has not changed since Queen's Park was originally designated in 1986 and extended in 1995. It centres on the park and the surrounding principal streets to the east and west.

## Areas for review

- 1.39 The Queen's Park Estate developed commercially along Chamberlayne and Salusbury Road with shops, offices and other building types. These roads are especially attractive and are considered as possible extensions to the Queen's Park Conservation Area.
- 1.40 Lonsdale Road is a wide and totally unique cobbled road in Brent fringed with converted stables, workshops and mews buildings to serve Queen's Park. It is thought these are worthy of being included in the conservation area.
- 1.41 The roads northeast such as Okehampton, Dundonald, Crediton, Tiverton and Wrentham Avenue were constructed at the same time and have similar housing to that already in the conservation area.

## Approach

- 1.42 The boundary review was undertaken using the methodology in Historic England's advice note on Conservation Area Appraisal, Designation and Management (2019).
- 1.43 An initial site visit was undertaken on 15 July 2021 with Queen's Park Residents' Association (QPARA) but previous visits were undertaken to assess the area throughout 2018 and 2019 in preparation for the Historic Environment Place-making Strategy.
- 1.44 To ensure a consistent approach, the areas proposed for designation were identified on the basis that they shared a common character, quality and architectural significance with the existing conservation area.
- 1.45 The objective was to understand and articulate exactly why the area is special and what elements within the area contribute to this special quality and which do not, conveying this succinctly.
- 1.46 A visual survey has been undertaken by the Heritage Officer. Undertaking a visual survey of the conservation area is a fundamental part of understanding those elements of character or appearance that are desirable to preserve or enhance. This has determined what contributes positively to its character or appearance (and in particular how these features are connected with the area's special interest) and what detracts from it or presents an opportunity for enhancement.

4

EXTENSION TO QUEEN'S PARK  
CONSERVATION AREA: SUMMARY  
OF SPECIAL INTEREST



## Extension to Queen's Park Conservation Area: summary of special interest

### Background

1.47 This section summarises the 'special historic interest' of the proposed Queen's Park Conservation Area extension as defined by Historic England's Understanding Place: Conservation Area Designation, Appraisal and Management guidance document (2019).

1.48 When originally designated in 1986 and extended in 1995, the conservation area centred on the residential buildings that surrounded the development of Queen's Park [Figure 12].

1.49 However, it excluded the commercial areas that form the gateways and edges to the estate, mainly Salusbury Road and Lonsdale Road.

1.50 Yet, these roads contain commercial, civic, educational and religious buildings that were built to serve the fastest growing district in London. Such properties such as the Kilburn Library and Salusbury Primary School [Figure 13] enrich the architectural character and significance of the area and are thus the subject of this review.



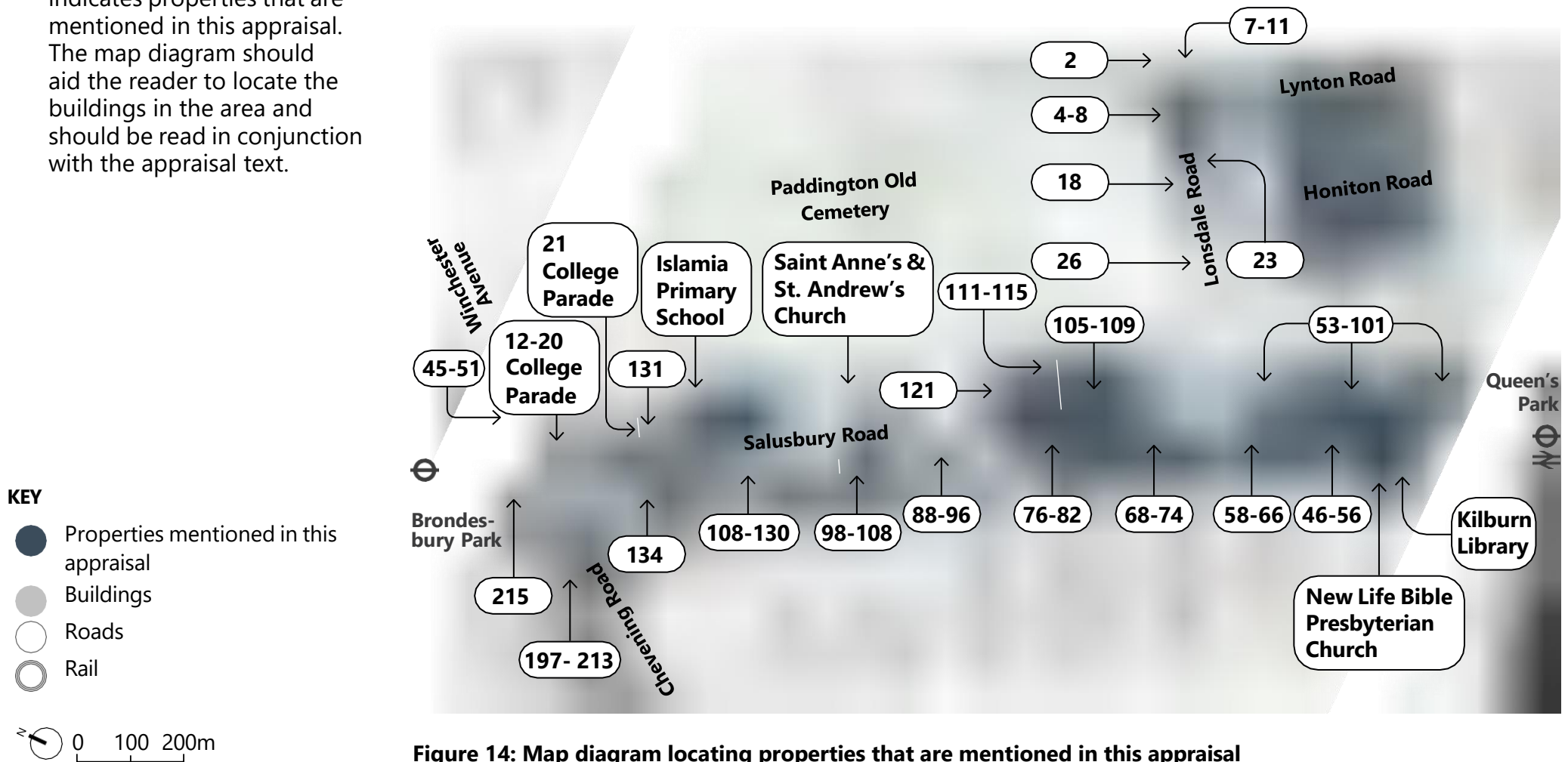
**Figure 12: Queen's Park in 1910**



**Figure 13: Salusbury Primary School**

## Extension to Queen's Park Conservation Area: summary of special interest

1.51 The following map diagram indicates properties that are mentioned in this appraisal. The map diagram should aid the reader to locate the buildings in the area and should be read in conjunction with the appraisal text.



**Figure 14: Map diagram locating properties that are mentioned in this appraisal**

## Extension to Queen's Park Conservation Area: summary of special interest

### Appraisal: Salusbury Road

- 1.52 Salusbury Road, running parallel to the Edgware Road, joined Kilburn to Brondesbury and Willesden Green. It was established in 1879 around the same time that the London and North Western Railway (LNWR) opened a station on Salusbury Road called Queen's Park (West Kilburn). The road was named after Lady Sarah Salusbury, a previous landowner.
- 1.53 The expanding commercial and shopping district centred either side of Salusbury Road stimulated by the opening of the Willesden District Council Offices near Queen's Park Station. The Council buildings were replaced in 1972 by the current Metropolitan Police Station (not recommended for inclusion in the new conservation area boundary).
- 1.54 In 1891 the Willesden local board adopted the 'Free Libraries Act' and opened Kilburn Library [Figure 15 and 16] in 1894, as part of the complex of council buildings in Salusbury Road. It was designed by Edmeston and Gabriel in Queen Anne style and features stone strapwork and sculptured reliefs by Gilbert Seale. It is locally listed and considered to contribute significantly to the area.
- 1.55 The New Life Bible Presbyterian Church was constructed in 1910 replacing St. Andrew's Church on the same site. It retains its attractive gable front facing the road with flanking entrances featuring wooden timber doors and strap metalwork. It was constructed in redbrick and stone dressings. It features a central stone Perpendicular window set in a recessed pointed arch with squared paned stained glass.



**Figure 15: Kilburn Library in the early 1900s**



**Figure 16: Kilburn Library now, with small alterations to original design**

## Extension to Queen's Park Conservation Area: summary of special interest

1.56 Going northward, on both sides of Salusbury Road, attractive parades of shops flank the pavement [Figure 17 and 18].

1.57 The terraces, 46-56 (even) [Figure 19] and 53-101 (odd) Salusbury Road, are well preserved and most have their original timber shopfronts. They were mainly built by a builder, Solomon Barnett, and feature ribbed pilasters in stone and red brick capped with a ribbed stone console. Between each console is a deep dentiled cornice and fascia sign. Most shops feature timber glazed shopfronts, some with different subtle Classical detailing. Above each shop has two levels of accommodation. The façades are finished in red brick divided by double-height polychrome pilasters and stone projecting consoles as well as a deep cornice.

1.58 Most of the fenestration is intact and features timber sliding sash windows with quoined surrounds. The pitched roofs were finished in natural slate with tall flared chimney stacks.

1.59 The terrace, 58-66 (even) Salusbury Road [Figure 20, is similar in architectural style and detailing. All feature banded stone pilasters that vertically rise to the roof level and stone capitals. Stone string courses also feature. However, this group is only two storeys in height and were designed as commercial offices with a deep recessed entrance door. A few shopfronts are later additions but the terrace is nevertheless attractive with canted corners topped with gabled pediments.



**Figure 17: Salusbury Road and Victoria Road junction, c1915**



**Figure 18: Salusbury Road and Victoria Road junction now**

## Extension to Queen's Park Conservation Area: summary of special interest



**Figure 19: Panorama of 46-56 Salusbury Road**



**Figure 20: Panorama of 58-66 Salusbury Road**



**Figure 21: Panorama of 68-74 Salusbury Road**

## Extension to Queen's Park Conservation Area: summary of special interest

1.60 Numbers 68-74 (even) Salusbury Road [Figure 21 and 22] continue in a similar vein. Still two storey with slate roofs but in stucco and more restrained Classical features. Again the canted corners are a feature with gabled pediments. Double-height pilasters and quoined window surrounds replicate across the façade as at the other terraces but this time finished in painted stucco. The ground floor commercial units have large multi-paned windows and central key decoration. Huge openings in the façade gave access to the rear yards. Timber windows throughout provide a handsome street façade.

1.61 The final commercial terrace on the same side of the road, 76-82 (even) Salusbury Road [Figure 23], are also much the same in style but more modest in design. Plain brick pilasters rise to the roof level, with canted corner pediments and large multi-paned windows. Some of the properties have been altered at ground floor level by new windows and painted brickwork. However, they form an interesting group with the other terraces and their red brick and quoined window surrounds are attractive at first floor.



**Figure 22: 74 Salusbury Road**



**Figure 23: Panorama of 76-82 Salusbury Road**

## Extension to Queen's Park Conservation Area: summary of special interest

1.62 Salusbury Primary School was constructed in 1901 as a Junior Mixed and Infant School [Figure 13]. At the turn of the 19th Century, Willesden's education board needed new accommodation due to increasing demand for school places. It was designed by G E T Laurence in the characteristic Queen Anne style as a secular alternative to the Gothic of Anglican schools.

1.63 It was constructed in red brick with terracotta dressings, the design with symmetrical gables with round headed windows. This interpretation of the red brick and sash windowed vernacular lent itself for the large-scale designs required for schools, as well as for the large windows needed to light classrooms. It is set back from the road with a playground provided behind attractive piers, railings and matching caretaker's house.

1.64 On the east side of Salusbury Road, the next group of properties 105-109 (odd) Salusbury Road, were constructed as commercial premises in 1935 in red brick and stone dressings. They have been extensively altered and extended but some of the neo-Georgian styling and motifs remain. The next group of properties, 111-115 (odd) Salusbury Road, have been rebuilt in a contemporary design.

1.65 The shops which includes Queen's Studios [Figure 24] are by the same architect as those opposite, 76-82 Salusbury Road. Queen's Studios were originally built as furniture depository in 1930s by Solomon Barnett. The group has been refurbished and their architectural details picked out by painting providing a homogeneous and attractive façade to the street.



**Figure 24: Queen's Studios, 121 Salusbury Road**

## Extension to Queen's Park Conservation Area: summary of special interest

- 1.66 The character of Salusbury Road changes at this point to one of residential character peppered with educational institutions until the junction where there is a cluster of former municipal buildings and shops.
- 1.67 Continuing on the east side, St Annes Court, built in 1995 to harmonise with the residential character of the area in red brick and featuring symmetrical timber gables. Saint Anne's and St. Andrew's Church was built in 1998 and replaced a Victorian church on the site. It's rotunda entrance is a landmark on the road. Next is Islamia Primary School, the former Kilburn Grammar school, 1900, Elizabethan style, featuring gables, massive chimney stacks, projecting double height bays and stone quoins.

- 1.68 The Municipal Borough of Willesden was an early convert to municipal electricity and began to supply power in 1903 from its own generating station at Taylor's Lane. It maintained offices at 131 Salusbury Road [Figure 25] for people to pay their bills. The red brick and stone building with gables and double height bay windows is in the Elizabethan style.
- 1.69 12-20 College Parade [Figure 26] is a shopping parade featuring decorative stone pilasters and dentiled fascia's built by David Dakers. Above, the parade is in red brick with projecting brick string courses and blocking panels. The parade dates to 1900 and terminates with College Mansions, a handsome and substantial block, complete with original entrance piers and railings to Winchester Avenue.



**Figure 25: 131 Salusbury Road (old electricity dept.)**



**Figure 26: Panorama of 12-20 College Parade**



## Extension to Queen's Park Conservation Area: summary of special interest

- 1.70 Opposite, 45-51 (odd) Winchester Avenue, more substantial properties developed by the builder David Dakers. These have a datestone of 1898. Red brick façades feature stone foliate dressings. The gabled dormers have strapwork pargetting to their tympana.
- 1.71 Over the road, at the corner, 215 Chevening Road [Figures 27 and 28], a huge mansion block (now a nursery) built as Health Centre. Red brick, sash windows, tall chimneys and slated mansard roof a feature.
- 1.72 The properties alongside, 197-213 (odd) Chevening Road, were built along the original approach road to the Royal Agricultural Show of 1897 which was constructed by the Ecclesiastical Commissioners.



**Figure 27: 215 Chevening Road in the 1900s**



**Figure 28: 215 Chevening Road**

## Extension to Queen's Park Conservation Area: summary of special interest

1.73 The west side of Chevening Road was under construction by 1899 and the houses to the design of G A Sexton were being constructed by local builders Bennet and Gimbreth. This part of Chevening Road is characterised by large red brick three storey semi-detached houses; set back from the pavement with a generous forecourt. They feature full height projecting canted bay windows with fish scale slates to their roofs. Stone pedimented porches with foliate capitals also feature.

1.74 On the corner, the former Maria Grey Training College for women teachers, 134 Salusbury Road (Ai-Zahra School), 1892 by J Osborne Smith ARIBA. Very complete, with robust, tall chimneys and fantastic double height entrance way with pedimented timber doorcase. Decoration includes stone keystones, entrance piers, clock and bell turret. It provides a landmark building on this corner.

1.75 Next, Brondesbury Park Mansions, an unusual unaltered Edwardian mansion block with an interesting symmetrical planform facing road. It has deep gabled ends with double height canted bay windows. It features a riot of Edwardian detailing including tall chimneys, string courses and rendered panels.

1.76 108-130 (even) Salusbury Road, a terrace of properties with a deep set back giving the appearance of semi-detached villas. On the whole, they are intact and feature a charming Diocletian window at first floor and gabled front dormer. They also feature attractive foliated capitals to the windows and porches as well as the front door fanlight. These properties are the earliest in Queen's Park and date to 1894.

1.77 The next two terraces, 88-94 and 98-106 (even) Salusbury Road, are a mirrored version of each other on the axis with Brooksville Avenue. They were constructed in 1888 and are three storey high town houses. They feature double-height bay windows, a proliferation of decorative stone and red brick arches [Figure 29].

1.78 The end of the terrace at Brooksville Avenue is treated differently with a three storey projecting bay feature. 86 and 84 Salusbury Road are also by the same architect, still with the same stone dressings, but with canted bays. They were designed as mansion blocks and constructed by a builder Solomon Barnett, or possibly Barnett and Brotchie.



**Figure 29: 92-94 Salusbury Road**

## Extension to Queen's Park Conservation Area: summary of special interest

### Appraisal: Lonsdale Road

1.79 Lonsdale Road is a wide and totally unique cobbled road in Brent fringed with converted stables, workshops and mews buildings [Figure 30]. The properties on the north side are all two storeys in height and are constructed of London stock brick. It is particularly well preserved. Apart from the end at Donaldson Road, the south side is single storey with single front facing dormers to each unit.

1.80 All the properties were generally rented as commercial units (rather than private accommodation for servants as well as storage for horses and carriages). For example, Messers Raby & Battarbee were building contractors which kept horses at 18 and 23 Lonsdale Road. The Willesden Chronicle in 1905 carries an advert for 7-11 Lonsdale Road which

was a motor car and carriage builder. Number 2 Lonsdale Road was owned by the Checkfire Door Co which installed safety doors, 6 was a motor servicing centre and 26 Lonsdale Road was Rogers Brothers who were upholsterers. Holders Soap Works were based in Lonsdale Road as well as brass finishers which specialised in gas and electric fittings.

1.81 Typically, each unit on the north side features a pair of double doors at the ground floor and a single door and window at first floor. Original features include flat brick arches and timber multi-paned sash windows. The units are separated by a stepped projecting party wall parapet. The slate roof and chimneys are also a feature on this unaltered roofline.



**Figure 30: Lonsdale Road**

1.82 The south side is slightly less well preserved but maintains a good sense of attractive character. Lonsdale Medical Centre, which dates from 1995, has the right scale and has a certain mews-like appearance. 4-18 (even) Lonsdale Road are generally symmetrical in appearance, mostly with two large ground floor openings with single dormer placed centrally above. The remaining properties in the road have a studio/warehouse character with top lights and multi-paned metal windows.

1.83 The vista up and down Lonsdale Road is especially engaging and well preserved. Historically, the commercial units were constructed to serve the Queen's Park area.

1.84 The Queen's Park Estate continued to be developed at the turn of the century taking in land north of the railway. The property design is identical to that seen in other roads within the Queen's Park Conservation Area and used the same architects. The roads include: Wrentham Avenue, Crediton Road, Dundonald Road and Okehampton Road. The front façades are remarkably well preserved and the architecture comparable to those already in the conservation area.

1.85 However, the majority of the properties have very large dormers which extend onto the outriggers or their front gardens have been lost to car parking. This has harmed their original character and appearance. Adding these streets to the Queen's Park Conservation Area would dilute its high architectural significance and value [Figure 31].



**Figure 31: Dormer extension, Dundonald Road**

## Extension to mapesbury conservation area: summary of special interest

### Appraisal: Honiton and Lynton Road

1.86 Honiton and Lynton Road are designated within the Kilburn Conservation Area. They were built between 1892 and 1896 by builder Solomon Barnett who recreated the essence of his Queen's Park architecture of orange brickwork, Dutch gables, attractive fenestration, scalloped shell motifs and other decorative features in the two storey terraced houses to the north of Victoria Road. The houses to the south of Victoria Road were built with stock brick and are two storey terraces with bay windows and florid capitals [Figure 32].

1.87 These properties are more modest than the imposing villas in the Kilburn Conservation Area. They share the same architect of Queen's Park properties and thus their character. It is therefore proposed to relocate these properties into the Queen's Park Conservation Area.

1.88 Hartland Road, Donldson Road and the east end of Victoria Road were also built by Solomon Barnett but are considered too altered with large roof extensions to be included in the Queen's Park Conservation Area.



**Figure 32: 17 Honiton Road**

5

# CONCLUSION

## Conclusion

- 1.89 The A statutory requirement under Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 directs local planning authorities to review their conservation areas from time to time. The following roads were recommended for assessment in Brent's Historic Environment Place-making Strategy (2019).
- 1.90 The Queen's Park Estate developed commercially along Chamberlayne and Salusbury Road together with Lonsdale Road.
- 1.91 Salusbury Road contains attractive parades of shops flanking the pavement. The terraces are generally well preserved and most have their original timber shopfronts. They were mainly built by a builder Solomon Barnett and feature banded stone pilasters in stone and red brick capped in ribbed stone consoles.
- 1.92 It also contains a number of attractive public and religious buildings which are considered local landmarks including Kilburn Library, the New Life Bible Presbyterian Church, Salusbury Primary School, Islamia Primary School and Ai-Zahra School. All these buildings provide a positive contribution to the area and are considered non-designate heritage assets.
- 1.93 Also recommended for inclusion in the current conservation area is the top end of Chevening Road which contains properties that are identical to those in the conservation area and are just as well preserved.
- 1.94 Lonsdale Road is a wide and totally unique cobbled road in Brent fringed with converted stables, workshops and mews buildings. The vista up and down Lonsdale Road is especially engaging and well preserved.
- 1.95 Honiton and Lynton Road are designated within the Kilburn Conservation Area. They were built between 1892 and 1896 by builder Solomon Barnett who recreated the essence of his Queen's Park architecture. These properties are more modest than the imposing villas in the Kilburn Conservation Area. They share the same architect of Queen's Park properties and thus their character. It is therefore proposed to relocate these properties into the Queen's Park Conservation Area.
- 1.96 Wrentham Avenue, Crediton Road, Dundonald Road and Okehampton Road were assessed but although the front façades were found to be remarkably well preserved, the majority of the properties had very large dormers which extend onto the outriggers. This would devalue the Queen's Park Conservation Area and therefore these roads are not recommended for inclusion.

## Recommendation

- 1.97 It was recommended that consultation be undertaken on the proposed boundary changes to the Queen's Park Conservation Area as set out in this report.
- 1.98 This was undertaken and Brent's Cabinet approved the extension to the Queen's Park Conservation Area on 28th May 2024.
- 1.99 The consultation responses were given the fullest consideration, and amendments made to the new boundary of the Queen's Park Conservation Area as deemed reasonable and necessary.
- 1.100 This report forms a character appraisal for the Queen's Park Conservation Area.

## Maintaining the special architectural and historic interest of the Queen's Park Conservation Area

- 1.101 One of the defining elements of the Queen's Park 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 and special architectural and historic interest, quality should be maintained throughout the whole process of any proposed change. The Council will ensure that a standard of quality is maintained to the following elements of development and alteration.
- 1.102 Quality of materials: The Council will, where possible, require that materials proposed are submitted as part of the application and not as a condition.
- 1.103 Detail: Where appropriate to aid in the assessment of an application, the Council may require the submission of large scale construction detail drawings with clear labelling. This enables officers to check the quality of what is proposed and ensure that on site design is not left to the builder.

- 1.104 The quality of the Queen's Park Conservation Area can be significantly damaged by the loss of historic detail, layout and setting. The protection of the following elements of the historic environment will be a high priority:

### Roof form and covering

Special care will be taken to ensure the original roof form including any outrigger is maintained in the management of roof and recovering.

### Chimneys

Chimneys are a particularly important element of the conservation area and should be maintained where they are a significant feature.

### Front plots

The preservation of front gardens, soft landscaping 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.

### Windows and doors

Original windows and doors are important in conservation areas because they contribute to the historical charm of buildings and maintain the architectural interest of the area. When replacing windows and doors in conservation areas, replacement windows and doors should match the original architectural style, design and materials of the building. This helps to preserve the original character and appearance of the building and the conservation area.



## Image credits

Cover: Brent Council

Images @ Brent Council unless stated

Figure 5: ©Crown copyright and Landmark Information Group

Figure 6: ©Crown copyright and Landmark Information Group

Figure 7: Merge of Historic England Archive (RAF photography)

Figure 8: Google Maps imagery

Figure 9: Brent Council

Figure 10: Mark Price Collection

Figure 11: Google Street View imagery

Figure 12: Mark Price Collection

Figure 17: Mark Price Collection

Figure 27: Mark Price Collection

Figure 32: Google Street View imagery

## Authorship

Project lead and main author: Mark Price, Principal Heritage Officer

Survey and street analysis: Zivile Volbikaite and Jordan Henderson

Special thank you to Alison Harman of the Willesden Green Library Archive team for the research support.

