

# Heritage Statement

Accompanying a planning application on;

Mansard  
South Approach  
Moor Park  
Northwood  
HA6 2EU

Prepared by;

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V.A.T. Reg No. 196884394



## **INTRODUCTION**

The Design and Access Statement is produced to support a planning application by setting out the design ethos and showing how the nature of the site and local area has led to the design of the scheme.

The application is a modest single storey rear extension.

## **HISTORY OF THE CONSERVATION AREA**

The land upon which the Moor Park residential estate stands was historically part of the grounds attached to Moor Park Mansion. Lord Leverhulme, who purchased the mansion and estate in 1919, converted the main house and grounds to a golf and country club. The original Estate Company, Moor Park Ltd, started the development of 288 acres in 1922 and the development spread south and west from Sandy Lodge Halt (now Moor Park Station) until the outbreak of war in 1939.

Once the war time restrictions on building materials were removed in 1954, development along the original lines continued. The Estate Company was wound up in 1958, and superseded by the current management company, Moor Park (1958) Ltd.

Moor Park (1958) Ltd is operated by residents to maintain the private roads, verges and open spaces within the conservation area. The management company is also responsible for enforcing certain restrictive covenants.

## **AFFECT ON HERITAGE**

The proposal, being rather modest by estate standards, does not negatively affect the character of the building or that of the estate. None of the proposal will be visible from the public realm hence the affect on the

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heritage asset and the wider conservation area is considered to be negligible.

## **CONSTRAINTS AND SITE APPRAISAL**

The property comprises a detached two storey dwelling on an established estate defined by moderate to larger properties on appropriately proportioned sites. The rear gardens are typically secluded.

The house is situated within the Moor Park Conservation Area where the constraints involve a restriction on the width of the building frontage as well as on the footprint of the building compared with the site as a whole.

## **DESIGN AND AIMS**

The principle design of the scheme has been chosen to achieve the following aims:

1. To preserve the character of the Conservation Area.
2. To comply with the Conservation Area policies.
3. To provide extensions that complement the existing house in size and scale.
4. To preserve and enhance the existing characteristics of the house.
5. To preserve and enhance the appearance of the street scene.

## **SCALE AND BULK**

By contrast the size of the proposed extension, at 29.2sqm, is incredibly modest compared to those usually proposed on the estate. The addition of the extension enhances this design whilst ensuring that the result is not unduly bulky or overbearing.

## **APPEARANCE**

The existing house is a two-storey dwelling constructed with a distinctive mansard style roof. The proposal does not negatively impact this.

## **AMENITY**

The choice of design ensures that neither the amenity of this or the adjoining properties is affected by the proposal which, due to its scale and siting, prevent there being any overlooking or loss of privacy to any property.

## **LANDSCAPE**

No landscaping changes are proposed as part of this scheme.

## **SITE COVERAGE AND WIDTH OF PROPOSAL**

With the addition of the proposal the building coverage as a percentage of the site area is less than 14% and falls well within the 15% mandated by the Conservation Area Appraisal Guide.

## **ACCESSABILITY**

Access issues are not affected by the proposal. The house is situated within a short walk of the local facilities in Main Avenue and the Metropolitan railway station which provides good transport links to central London.

## **REFERENCES**

Three Rivers District Council (Oct 2006), *Moor Park Conservation Area Appraisal* [Online]. Available at:

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<https://www.threerivers.gov.uk/download?id=31837> (Accessed 23<sup>rd</sup> October 2019).