

## Heritage Statement

Property  
112 Hillcroft Crescent Watford Wd19 4PA



**Single storey side to rear extension**

July 2021

## Introduction

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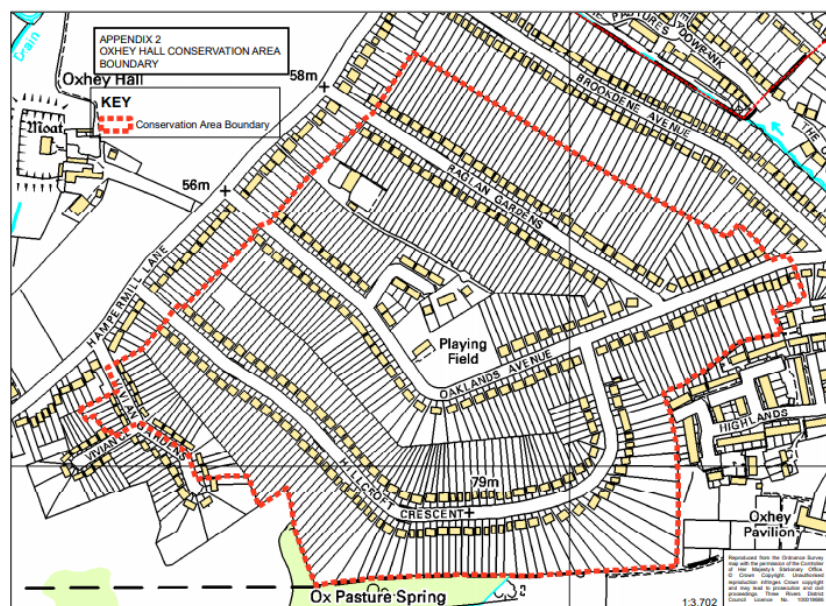
This Heritage Statement provides supporting information on the proposed works to 112 Hillcroft Crescent Watford WD19 4PA . The information contained in this report aims to explain the reasoning between the proposed works and the impact on the historic character of Oxhey Hall Conservation Area.

This statement has been prepared as in accordance with the guidance contained within the National Planning Policy Framework and Oxhey Hall conservation area design guide.

## The Site and Oxhey Hall Conservation Area

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The application site, located in Hillcroft Crescent, is within the Oxhey Hall Conservation Area (located within Three rivers district council).



The houses in this area are predominantly of a 1930's "Metroland" architectural style. The houses within the area are a mix of semidetached and detached properties built using traditional materials including brick, roof tiles and timber, with rendering to exterior walls. Many of the buildings have retained some of their original features including front doors many including coloured glass, decorative window shutters to second floor front outlooks and in some cases, predominantly Oaklands Avenue, exposed timberwork to front outlooks. The roofs are predominantly covered in the original roof tiles, all of which aids in maintaining the original character of the area.

The majority of the original properties in the area have long rear gardens which provide an important part of the local environment contributing to the distinctive character of the area derived from the age and design of the estate. This in conjunction with the outstanding topography and surrounding greenbelt and open spaces combine to provide the "rural feel" of the area

Currently there are no buildings in the conservation area included on the Statutory List of Buildings of Special Architectural or Historic Interest or which have been designated as Locally Listed Buildings.

## **The Proposal and Appraisal**

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The application site comprises a two storey semi-detached single family dwelling house, located on the Hillcroft Crescent. The principle elevation of the house faces onto the street and proposal seeks single storey side to rear extension for additional kitchen, shower WC, study and storage space.

Many properties have been extended within this Conservation Area by means of various types of structures including single, tow storey extensions and loft conversions.

The proposed extension will appear extremely modest to the front elevation and is set back by 500mm from the front corner of the property. The pitched roof design is proposed in keeping with the main house roof in appearance and degree of incline. All materials proposed are to match existing to the highest degree to ensure the new extension is totally blended with the original dwelling.

## **Conclusion**

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The proposed development would not have any adverse impact on the conservation area and the application is therefore considered to be acceptable. As such, the LPA is respectfully requested to grant planning permission for the development