

Heritage Statement

Planning Application Ref: 21/1691/FUL

4 Oaklands Avenue
Oxhey Hall
Watford
WD19 4LW

The site consists of a semi-detached two storey dwelling located to the north east end of Oaklands Avenue. Oaklands Avenue is within the Oxhey Hall Conservation Area.

This part of the road is characterised by a mix of various residential property types of varied architectural design. The property in question is an example of 1930's 'Metro-Land' design. Prior to this there has been no residential development to the land which was divided following developments in the surrounding areas and resulted from the extension of the Metropolitan Railway in the 1880's.

The property is not listed or locally listed and has not previously been extended. Many of the dwellings on Oakland's Avenue, immediate neighbour No.6 have also been extended and modernised over time whilst retaining the original appearance to the front elevation.

The proposals relate to a part single, part two storey rear extension and conversion of existing garage. The proposed rear extension would not change the principal elevation and the original features to the front elevation of the property would remain unaffected. The proposed rear extension would also be constructed with the same materials as the existing dwelling, so it remains in keeping with the existing house and within the context of the wider conservation area.