

HERITAGE STATEMENT

44 Hillcroft Crescent, Watford.

Introduction

This Heritage Statement provides supporting information on the proposed works to 44 Hillcroft Crescent Watford WD19 4NY.

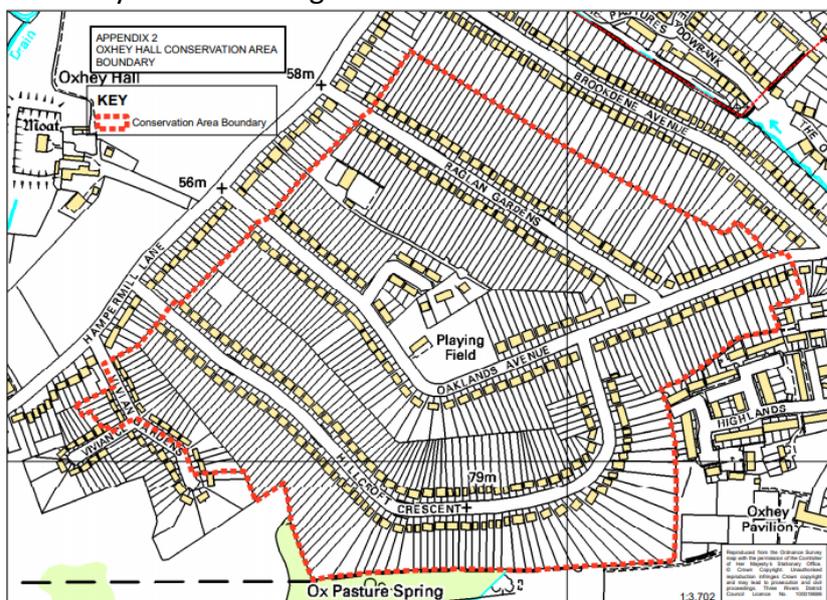
The Site and Oxhey Hall Conservation Area

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 semi-detached 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 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.



Proposal



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 for a very small single storey side extension for additional kitchen space within an open plan kitchen/living/dining area.

Many properties have been extended within this Conservation Area by means of various types of structures including such single storey extensions.

The proposed extension will appear extremely modest to the front elevation and is set well back 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

The proposed works preserve and maintain the character of the area and are not detrimental to the conservation area.