

# Heritage Statement

**Tivoli, 39 Astons Road, Moor Park, Northwood HA6 2LB**

Astons Road runs north-south along the west side of the Moor Park Conservation Area. Number 39 is situated to the east side of the road. The property is a large detached house situated in a substantial plot. The Moor Park Conservation Area is relatively well defined by its cohesive character and environment as a leafy suburban development: wide roads, with green verges mature trees and a pleasing undulating eyeline profile to the frontages of the dwellings.

The Moor Park Conservation Appraisal (2006) provides guidance in relation to development within the Conservation Area and sets out that open frontages are important to the character of the Conservation Area. Paragraph 3.12 of this document states that:

*“The open character of the frontages in the conservation area is one of its most pleasant features. The existing grass verges are of high landscape quality and have a positive visual influence. New crossovers or other breaks to these verges will generally not be encouraged. Planting and soft landscaping is characteristic and will be encouraged. Walls, metal gates and railings will not be considered to be sympathetic as these are likely to alter the area’s appearance.”*

Moor Park is an attractive residential area of predominantly substantial residential properties on large plots, along wide streets which are lined with trees and grass verges. As set out in the Conservation Area Appraisal, the character of the area is partly formed by the open frontages of dwellings onto the estate roads.

The application site has a relatively open frontage with no front boundary wall or fencing, as is characteristic of the Conservation Area, although landscaping does create some sense of enclosure. The site frontage does therefore offer a contribution to the historic importance of the Conservation Area, although this is limited as it is only one dwelling in a large residential development.

The proposed development of retractable bollards ensure the open character of the area is not adversely affected, given the small scale and levels difference between the application site and the road.