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HERITAGE STATEMENT

SINGLE STOREY REAR EXTENSION

At

3 CHERRY CROFT, CROXLEY GREEN, RICKMANSWORTH, HERTS. WD3 3AL



Introduction

Background

This statement contains information in support of a planning application submitted to Three Rivers District Council. It is intended to provide information to the Council and its consultees in their consideration of the application.

The planning application proposes the construction of a two-storey rear extension. This document should be read in conjunction with the H Plans Limited planning application drawing numbers 23 / 0728 / 01 to 04 and 07 & 08 and site photographs.

The Application Site

Location:

3 Cherry Croft is located on the East side of Dickinson Square, which lies within the defined conservation area designated in 1994. As the property is set in the defined Conservation Area, a Heritage statement is thus required. The houses along Cherry Croft were built circa 2001/2002, which comprised of eight properties of a similar construction.

The host building has had no work carried out on it since it was built.

The owners now wish to maximise the living and working space by building a new single-storey rear extension.

Building and uses:

The application site is a residential end-of-terrace, 3-bedroom, single family, dwelling. It lies on a street with other similar properties. The construction of the house is made up of a mixture of metric yellow facing brick and red brick coursing 225mm above the ground level, at first floor level and make up the arches over most of the external windows and doors. The main roof is pitched at 35 degrees with the front projecting gable roof pitched at 45 degrees. Spanish natural slates have been used for the roof covering with decorative clay ridge tiles. Internally, the roof is supported by preformed truss rafters.

Heritage Statement:

The new road of Cherry Croft was created within the East side of the, already defined, conservation area off Dickinson Square. Dickinson Square is based on the defined late Victorian development sandwiched between the two busy roads through Croxley Green of New Road and the A412 Watford Road.

Dickinson Square's coherent construction is an example of a paternalistic Victorian planned development for local mill workers, along with the maintained garden area at its centre.

The houses that make up the square are principally late Victorian in origin and are an attractive mix of small-terraced cottages and larger semi-terraced houses encircling the green open space of the public square. These designs add to its interest as a distinct area of settlement within Croxley Green.

The Square's association with John Dickinson, the local paper maker, is significant. Dickinson was a key employer in the region and the industry is fondly remembered in the local area. These factors combine to make Dickinson Square a unique example of late Victorian, high quality, patriarchal industrial housing, more commonly associated with northern mill towns such as Saltaire.

The street pattern of Dickinson Square is based around the central public space, with the two original access roads entering from the North and South. A later road was opened up to the West which exits on to Yorke Road.

In 2013, a Draft conservation Area Appraisal was drawn up to have Cherry Croft removed from the conservation area. Despite the essentially aesthetically pleasing nature of the modern houses built along Cherry Croft and their emulation of Victorian style in order to better protect the character of the Area after their construction, it was felt that Cherry Croft detracted from the historic contemporaneity of the rest of the area's houses. Options, therefore, were to remove Cherry Croft from the area, due to the reasons

cited above. Retention of Cherry Croft within the Conservation Area, precluding any further inappropriate or undesirable alterations which would erode the significance of the Area further.

Following public consultation and the detailed consideration of both options Conservation Officers at TRDC have determined that Cherry Croft was to be retained as part of the Conservation Area.

For more information concerning the proposals is laid out in the Design & Access Statement.

Mike Holdbrook

For H Plans Ltd. 29/02/2024