

Elena Rowland Architects

Address: 166 Hillcroft Crescent, Watford WD19 4NZ
Owners: Benjamin Kauffmann and Nimisha Brahmabhatt

9 April 2024

DESIGN AND ACCESS STATEMENT

PROPOSED ALTERATIONS TO THE REAR FENESTRATION OF A DETACHED HOUSE LOCATED IN OXHEY HALL CONSERVATION AREA.

1. SCOPE

1.1 This Design and Access Statement has been prepared by Elena Rowland Architects on behalf of the applicant Benjamin Kauffmann, in support of a householder application in a conservation area for the alteration of a rear window/door at 166 Hillcroft Crescent.

2. SITE

2.1 The site comprises a two storey detached dwelling house on the eastern side of Hillcroft Crescent. The site lies within the Oxhey Hall Conservation Area (CA in the rest of the document). The property is not a listed building.

2.2 The houses in this area are predominantly of a 1930s “Metroland” architectural style with a mix of semi-detached and detached properties built using traditional materials including brick, roof tiles and timber, with rendering to exterior walls.

2.3 The property is an example of 1930s “Metroland” architecture, with a dark tiled hipped roof and a white painted render exterior, with a good size paved front garden with a large driveway for car parking. The property benefits of a side path for accessing the rear garden.

2.4 The property is currently being renovated and enlarged under planning permission 22/ 2294/ FUL.



Photo 1 - Google Map photo showing the street view surrounding no.166 before the ongoing construction work under planning permission 22/2294/FUL.

3. THE PROPOSED DESIGN

3.1 The proposed alteration to the property at 166 Hillcroft Crescent, regards a rear first floor window/door, which has been approved under planning permission 22/2294/FUL as a double glazed aluminium sliding door with side lights and internal glass banister. The proposed alteration changes the side lights into two full height doors, providing a four section aluminium sliding door with the two internal sections sliding over the two more external ones. The door maintains the internal glass banister.

3.2 The current door has four sections of which the middle two are sliding doors 1.8m high and 1.2m wide, and the more external two are windows 1m high and 605mm wide.

3.3 The proposed door will have four sections 1.8m high. The overall dimensions of the door opening remains the same, with the main difference being the side windows becoming full size doors.

EXISTING FIRST FLOOR REAR DOOR



PROPOSED FIRST FLOOR REAR DOOR





Photo 2 - Front of the house before the current ongoing construction work



Photo 3 - Rear of the house before the current ongoing construction work

3.4 The proposed design of the door is a small change at the rear of the house that does not have any particular impact on the character of the CA which we wish to preserve.

3.5 The design of the window is visually in keeping with the original house. The rear door cannot be seen from the main road.

3.6 The rear of the house is not original as the house had a two storey rear extension built in 1971 and a single storey side extension built in 2003, prior to the more recent construction work, still ongoing, under planning permission 22/2294/FUL

4. PLANNING HISTORY

22/2294/FUL | Construction of a part single part two storey side/rear extension including internal alterations and rooflights; juliet balcony; alterations to the patio and associated works | 166 Hillcroft Crescent Oxhey Hall Watford Hertfordshire WD19 4NZ - approved 15 December 2022

17/0769/TCA | Various tree works | 166 Hillcroft Crescent Oxhey Hall Watford Hertfordshire WD19 4NZ - approved 12 May 2017

08/1021/FUL | Erection of a detached summerhouse/storage building | 166 Hillcroft Crescent Oxhey Hall Hertfordshire WD19 4NZ - approved 28 July 2008

03/0565/FUL | Single storey side extension | 166 Hillcroft Crescent Oxhey Hertfordshire WD19 4NZ - approved 13 June 2003

W/2774/71 | 166 HILLCROFT CRESCENT OXHEY WD1 4NZ - Dining room extension, bedroom over | 166 Hillcroft Crescent Oxhey Watford WD19 4NZ - approved

5. ACCESS TO THE MAIN DWELLING

5.1 The access to the house will not be altered by this proposal. The house can be accessed through the private front garden leading to the main door, and through the side path.

6. SUSTAINABILITY AND ENVIRONMENT

6.2 The double glazed door will improve heat retention in the property.

7. FLOOD RISK ASSESSMENT

7.1 The property is in Flood Risk zone 1 of the Environmental Agency Map. We have provided a Flood Map for Planning as a separate document. The proposed alteration will not increase flood risk for the property.

8. IMPACT OF PROPOSED DEVELOPMENT ON AMENITY OF ADJOINING OCCUPIERS AND SURROUNDING AREA

8.1 The proposal has no impact on the amenities of the adjoining properties.

9. PARKING AND CYCLE STORAGE

9.1 No changes will be made by this proposal to the current parking arrangements. The house has a driveway with off-street parking for 3 cars. There is a shed in the garden for housing bicycles.

10. WASTE MANAGEMENT

10.1 No changes will be made to the current waste management of the house. The side path, which is closed by a gate and it is near the new kitchen and utility room, will continue to house the waste and recycling bins.