

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

9 April 2024

1.0 HERITAGE STATEMENT

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

1.1 Heritage asset

The site is located within the Oxhey Hall Conservation Area (CA) within the Three Rivers District. The CA was designated in 2006 and its characteristics are described within the Oxhey Hall Conservation Area Appraisal (October 2007). The purpose of the designation of the CA was to preserve the character or appearance of the area

The areas developed around the Metropolitan Railway built in the late 1880s became known as Metroland, the creation of the Metropolitan Railway's Publicity Department devised as a catchy marketing brand name for the area north west of London in Middlesex, Hertfordshire and Buckinghamshire.

The value and significance of the Oxhey Hall Conservation Area as a Heritage Asset lies in being a good example of 1930s "Metroland" architecture, the important characteristics of which, as explained in the OXHEY HALL CONSERVATION AREA APPRAISAL (2007), include: original doors, windows, window shutters to second floor, widespread use of traditional materials including brick, roof tiles and timber, colour of rendering, long back gardens and outstanding topography, trees, wildlife and a "rural feel".

1.2 Assessment of impact

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



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

The proposed sliding door is sympathetic to the architectural features of the building, as approved by planning permission 22/2294/FUL, and to the wider CA in terms of proportion, form, height, colour, material and design.

The windows and doors of the house, before the more recent building work, were UPVC and not original to the house.

At the rear of the house, the approved windows and doors under planning permission 22/2294/FUL are aluminium.

The proposed first floor rear door will match in colour and style the existing ground floor sliding doors.

Many properties along the road have rear windows and doors of different styles.

The rear of the house is not visible from the road.

The proposed door does not create any particular impact to the character of the area.

The rear of the building, which is not original, have a lesser contribution to the CA and therefore considered to be of less heritage significance. The long garden at the rear of the house, which is part of the character of the CA, is not impacted by this alteration which aims to make it more enjoyable by the owners.

Based on the above, the impact of the proposed development on the heritage asset is therefore considered to be very limited.

1.3 Mitigation Strategy

The limited impact of the proposals identified above will be minimised through use of materials and forms to match the existing.



Photo 2 - Front of the house before the current ongoing building work.



Photo 4 - Rear of the house before the current ongoing building work.

1.4 Justification of the Proposal

The proposal is not considered to give rise to loss of significance of the heritage asset. The impact on the CA of the proposed alteration is considered to be very limited, and the mitigation measures proposed will further minimise any impact on the character of the CA.

As identified above, the proposed development is sited to the rear of the property and it cannot be seen from Hillcroft Crescent. It will use materials and style to match the existing property and is not considered to give rise to any identifiable 'harm' to the heritage asset.