

Heritage Statement

22 Raglan Gardens

This Statement is a statutory planning document which is required for all planning applications within the area of Oxhey Hall Conservation Area.

Site Location and Proposals

The location of the site is 22 Raglan Gardens, which is located within the Oxhey Hall Architectural Conservation Area located to the south of Watford. The existing property is a two-bedroom semi-detached property built approx. 1937-1937 and has had several previous extensions and developments on the site.

The proposals consist of constructing dormer roof extension to form 2nd floor habitable accommodation.

The property benefits from off-street parking to the front and a considerable sized rear garden

Careful consideration to the appearance of the extensions have been given to ensure the development is sympathetic and limits the impact of the adjoining properties. All materials would be to match the existing surrounding buildings so as to be in keeping with the local surroundings.

No trees or hedging are to be removed under the proposals.

The proposed structure will be design and built to minimise energy consumption and to be energy efficient. In addition, the proposals will comply with the building Regulations Approved Document L1B – Conservation of fuel and power in existing dwellings. All new doors and windows shall meet the minimum u-value requirements as stated in Table 1 of the approved document. All new building elements such as floor, walls and roof to the extension will meet the minimum requirements of u-values in Table 2 of the approved document. Furthermore, to minimise the energy use the extension will be fitted with low energy light fittings.

This property doesn't fall within a flood risk zone. The existing rainwater pipes will not be affected. The existing front driveway has permeable paving/materials which will limit surface water flooding.