

# Oxhey Conservation Area

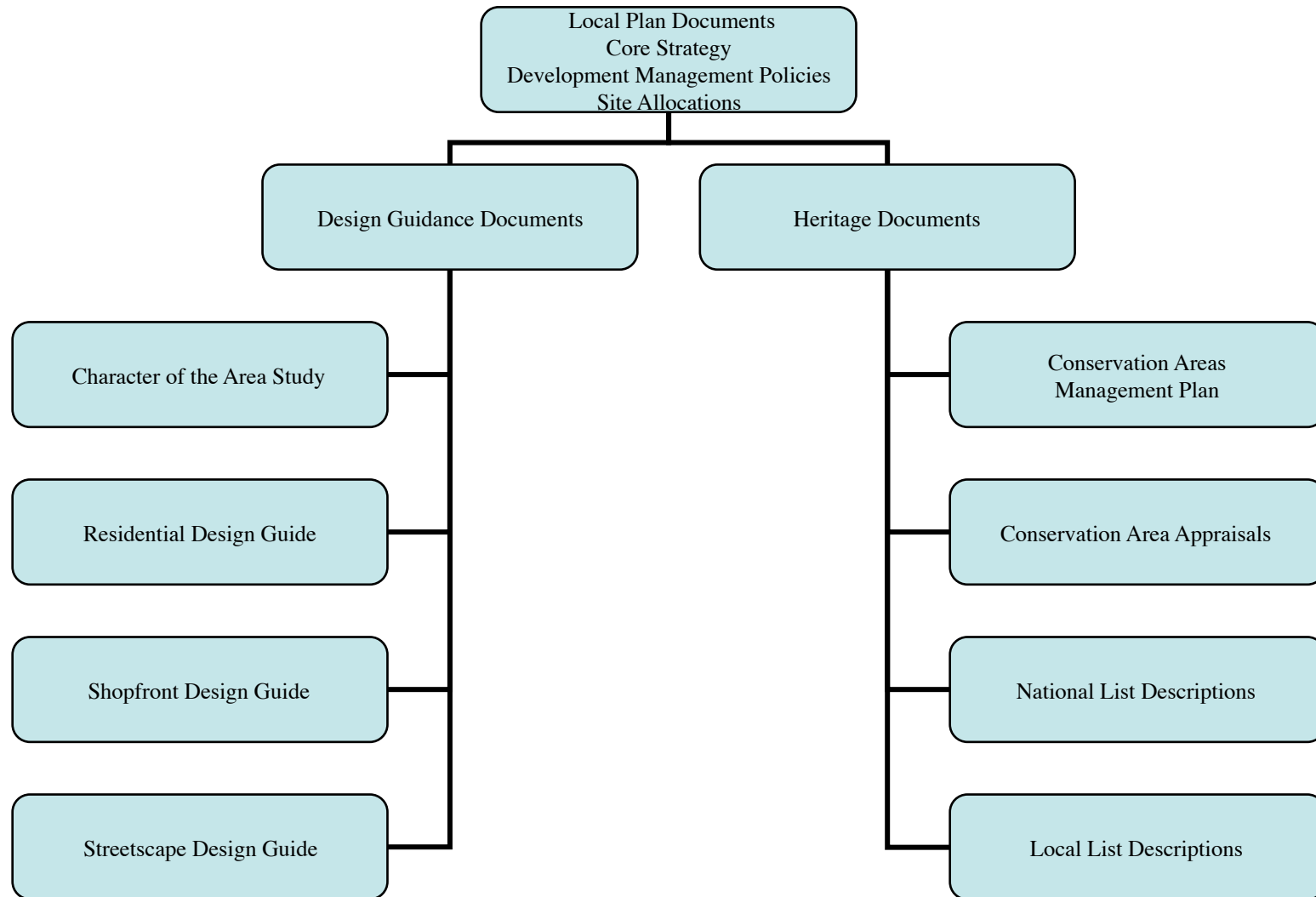


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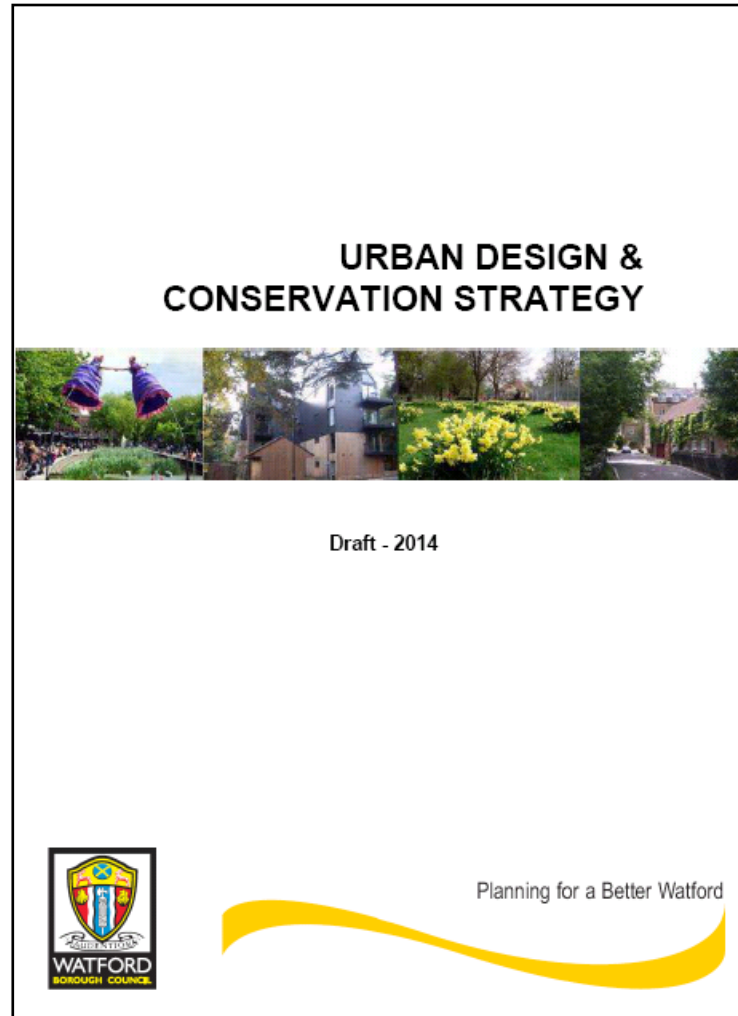
**Justin Webber** *Senior Planner (Design & Conservation)*

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# Policy and Guidance Documents Relevant to Conservation Areas



# Urban Design & Conservation Strategy



# Background

**First conservation area to be designated was in Stamford in 1967 (under the Civic Amenities Act).**

**There are now nearly 10,000 conservation areas designated in the country – some cover just a single street, while others cover entire city centres (such as Norwich).**



**Primary legislation** covering the designation of new conservation areas is the **Planning (Listed Buildings and Conservation Areas) Act 1990**.

This states that:

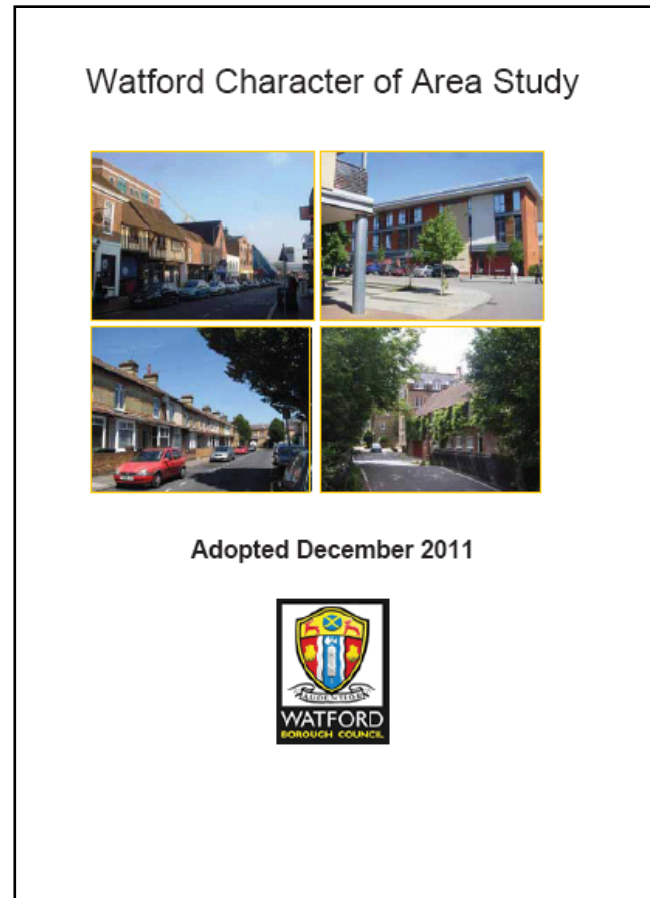
“69.—

(1) Every local planning authority—

- (a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and
- (b) shall designate those areas as conservation areas.



# Character of Area Study

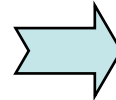


Available to view for free at:

[www.watford.gov.uk/characterofarea](http://www.watford.gov.uk/characterofarea)



## Character of Area Study

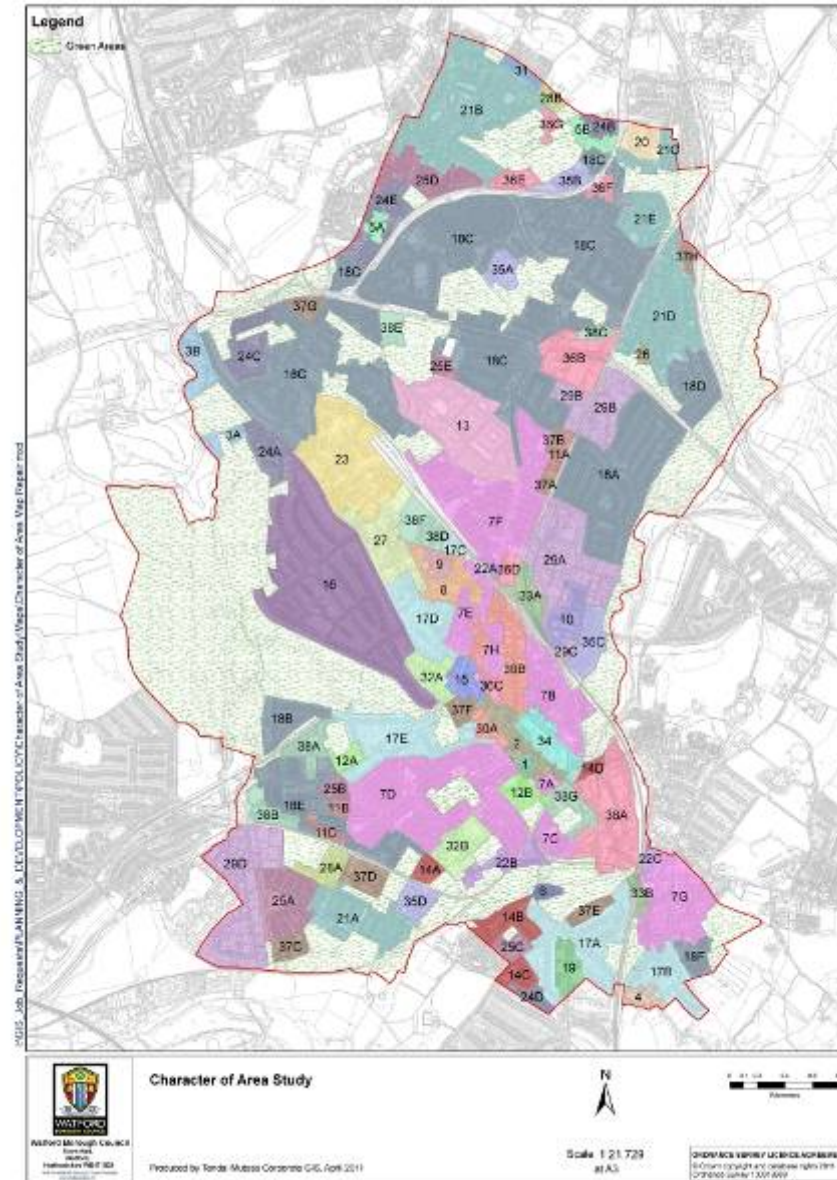


= X

Document is designed to provide evidence about the existing character of an area. This evidence can then be used to ensure new development is appropriate.



Map of all  
the character  
areas across  
the entire  
Borough.



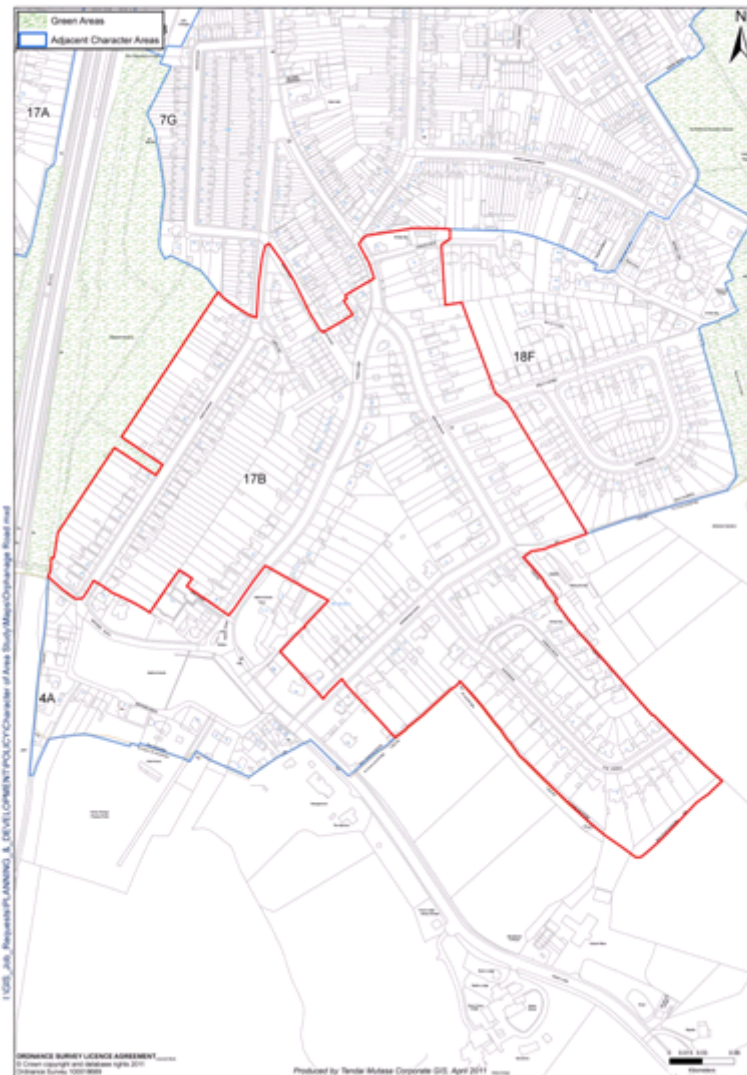


## Character Area 17

Example  
pages:

<b>Period</b>	1900s – 1950s. Generally inter-war.
<b>Heights</b>	Predominantly two storeys. Some bungalows.
<b>Urban grain</b>	Intermediate form.
<b>Block size / structure</b>	Regular pattern of blocks varying in size (450m x 80m). Generally larger block sub-division than Victorian/Edwardian development.
<b>Plot sizes</b>	Typically 8m x 40m. Gaps between buildings of 4m-5m.
<b>Streetscene</b>	Suburban streetscene. Wide carriageways (7m for total), with pavements typically 2.5m wide – some of which feature street trees. Limited street furniture.
<b>Building lines</b>	Generally consistent building lines behind front gardens.
<b>Front boundaries</b>	Marked by hedges of varying heights, brick walls or timber fences. Many original hedges / walls are now open frontages to allow car access.
<b>Roof forms</b>	Highly varied, but generally hipped or pitched roof forms, with brick chimneys. Projecting gables to front elevation are common.
<b>Windows</b>	Originally metal or timber framed windows. These have generally been replaced since with various types of uPVC windows.
<b>Materials</b>	Materials include variety of brick types, render and mock-Tudor style timbering. Brick banding and terracotta detailing also a feature. Tile or slate roofs.
<b>Car parking</b>	Variety of integrated garages and later additions to side of houses. Other parking accommodated in front drives. On-street parking is more common with older properties.
<b>Landscaping</b>	Front gardens typically 6m deep. Rear gardens typically 15m-25m deep. Hedges are relatively common. Street tree planting along some pavements. Limited green space outside of gardens. No grass verges between carriageways and pavements.

## Character Area 17B



### Area 17B Summary

This largely residential character area is located in the south-eastern part of the Borough, at the border with Three Rivers. It is bordered to the west by allotments and the West Coast Mainline Railway and to the south by the more informal development around Watford Heath and open countryside. To the north is Victorian terraced development, while to the east is countryside and more uniform inter-war housing. The area was occupied by farmland until the early twentieth century when development expanded southwards towards Watford Heath. Development along Oxhey Avenue largely occurred during the 1920s, while development elsewhere is generally from the 1930s. Some limited later twentieth century development occurred around the area, but it generally retains its original character. The character of the area is suburban, with consistency in terms of general building heights and plot relationships. However, the piecemeal development of houses using different architects and builders has resulted in a high degree of variety in terms of architectural detailing of individual properties. The older housing is typically semi-detached, while the later housing is generally detached. In general this suburban area has moderate levels of pedestrian/vehicular activity. However, Pinner Road (A4008) experiences more significant traffic volumes as a primary route into the town from the south-east.

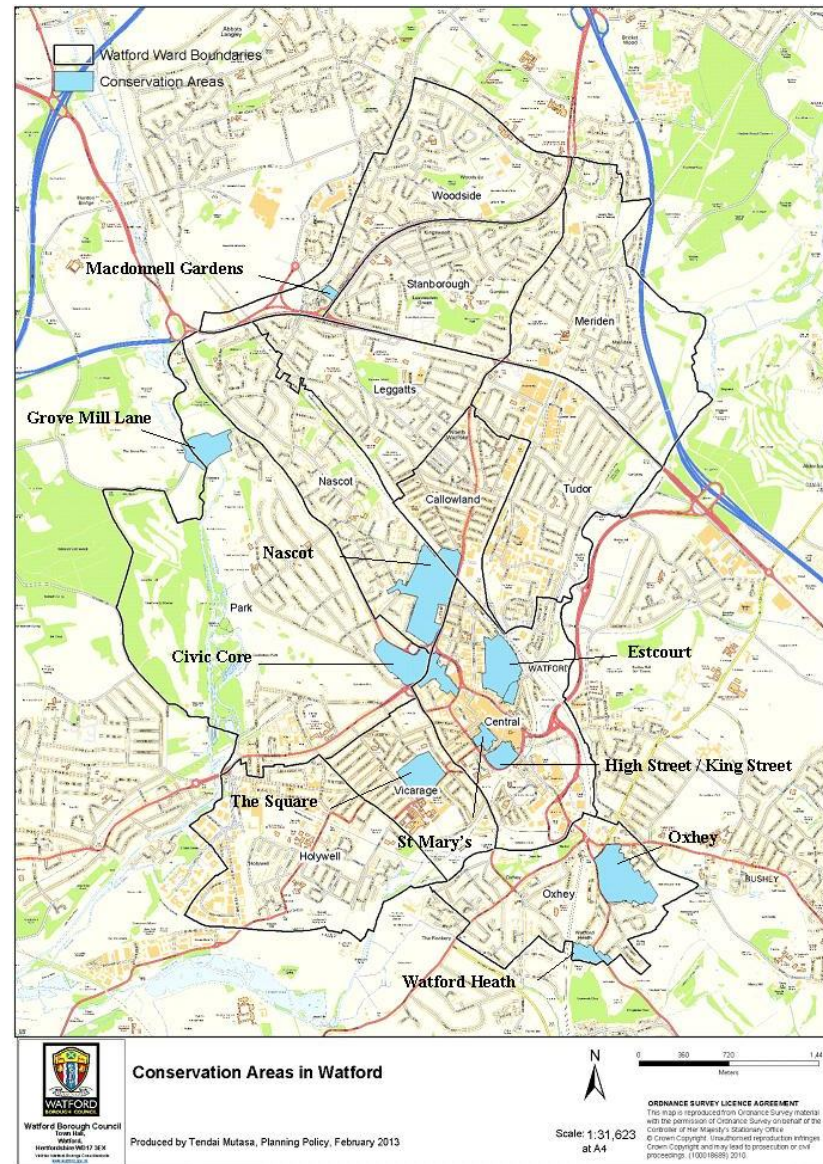
### Other Features

- Semi-detached housing on Lime Close dates from the 1940s and is of a style similar to housing in character type 14.
- Detached housing on Lowson Grove was built during the 1960s, while the terraces of housing on the western side of Heath Road were built on the site of an older house during the 1960s.



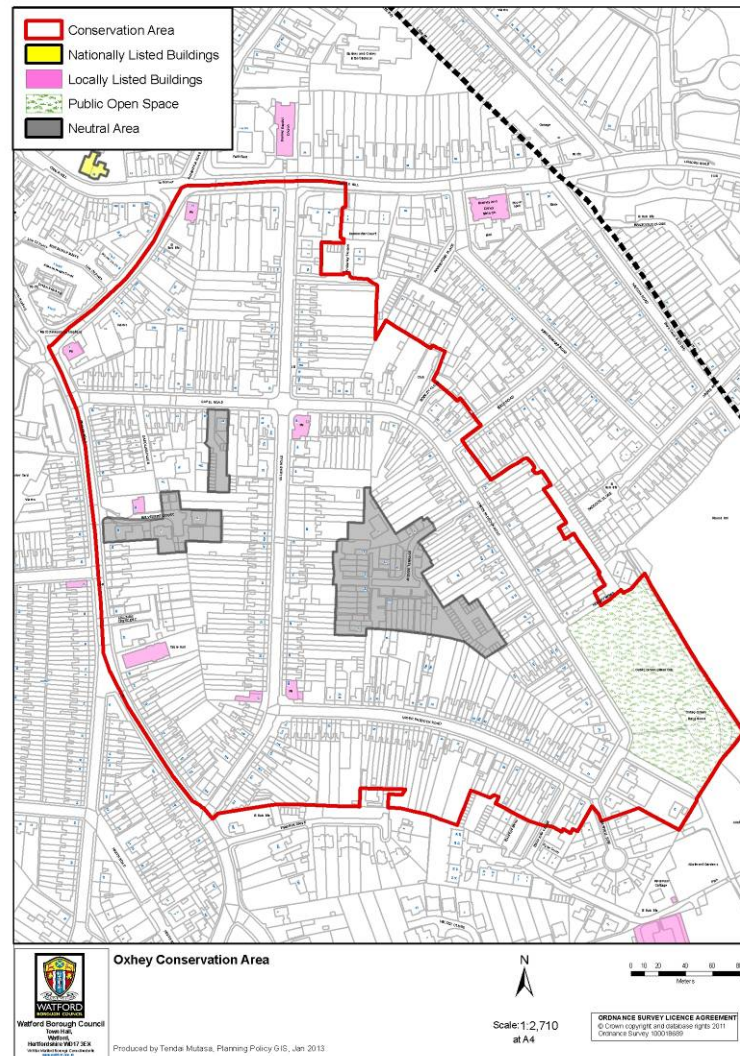
Bucks Avenue (left) Oxhey Avenue (right)

# Conservation Areas in Watford

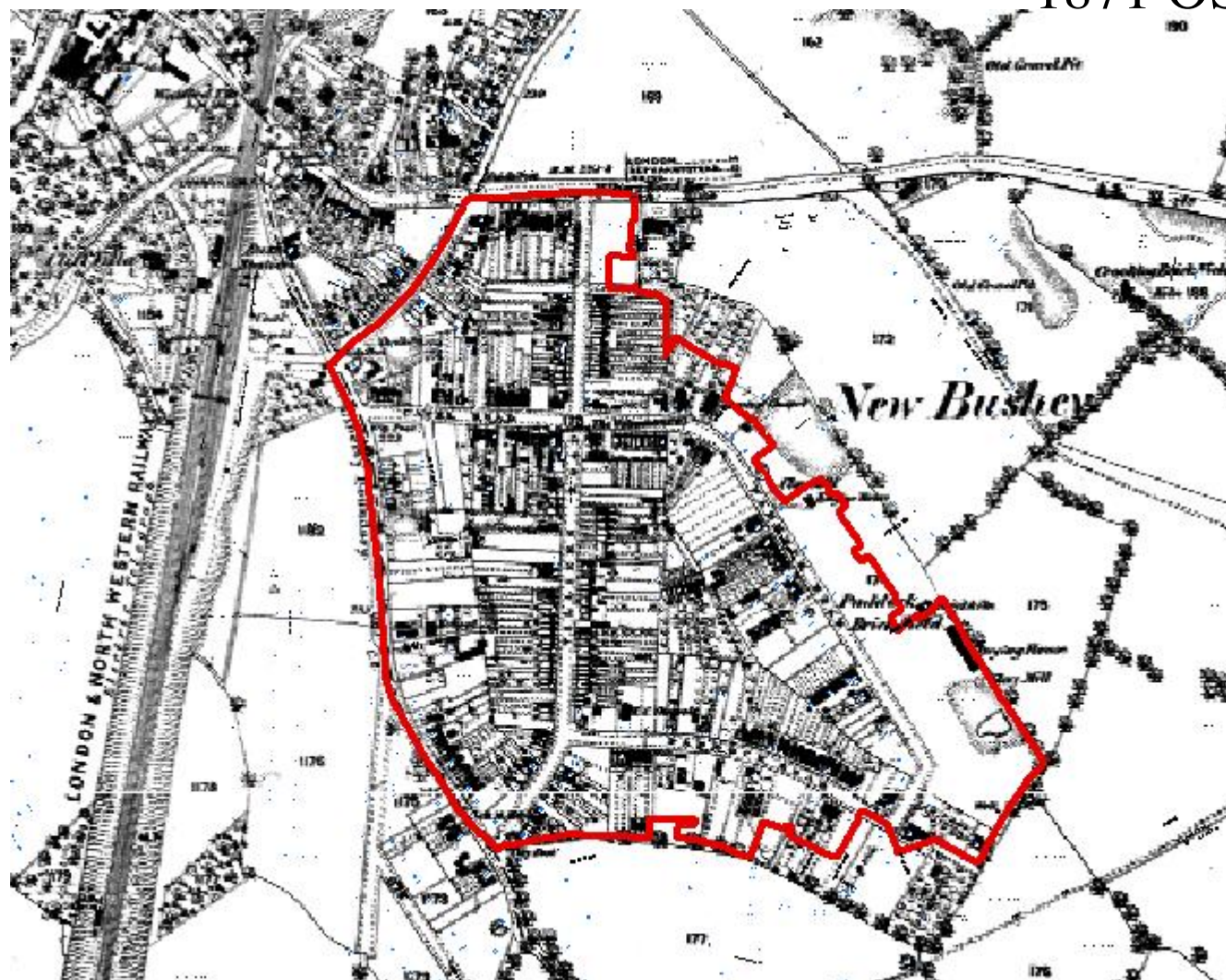




# Oxhey Conservation Area



## 1871 OS Map





## Research on the value of conservation areas

Research by the London School of Economics has found that people value living in conservation areas. Commissioned by English Heritage, this is the first rigorous, large-scale statistical analysis of the effects of conservation areas on house prices in England. This analysis was based on data from more than 1 million property transactions between 1995 and 2010 from the Nationwide building society, and information on the characteristics of more than 8,000 English conservation areas. The report also drew up an assessment of people's perceptions of conservation areas, and how these relate to house prices, based on a survey of residents in 10 conservation areas in and around London, supplemented by interviews with local planning officers.

Among the results the analysis showed that properties in conservation areas had higher prices and greater price appreciation, even after adjusting for location and other factors that affect prices. Properties closer to the centre of conservation areas had the highest prices in this study, suggesting that people value being surrounded by a greater density of heritage. Meanwhile the residents' survey suggested that overall there was no universal negative attitude toward planning regulations, with those who had applied for such permissions having more positive attitudes to them than those who had not. The study also found that the more distinctive and attractive residents perceived an area to be, the higher the property premiums were found to be in that area.

The full report is available to download from our website – <http://www.english-heritage.org.uk/professional/research/social-and-economic-research/value-conservation-areas>

Contact: [john.davies@english-heritage.org.uk](mailto:john.davies@english-heritage.org.uk)



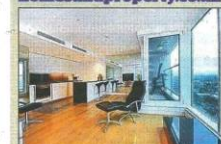
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Homes & Property Property searching

WEDNESDAY 18 APRIL 2012 EVENING STANDARD

[homesandproperty.co.uk](http://homesandproperty.co.uk)

Find many more homes at [homesandproperty.co.uk](http://homesandproperty.co.uk)



**£415,000**  
On the 20th floor of Aragon Tower, near the Thames, this two-bedroom penthouse comes with concierge, a balcony and terrific views. Call Foxtons (020 8432 7200). Visit [homesandproperty.co.uk/homes/347032](http://homesandproperty.co.uk/homes/347032)



**£395,000**  
In Capstan Road, SE8, a six-bedroom, three-bathroom ideal "live/work" unit with good access to Canary Wharf by river taxi is for sale through KFH (020 8502 3552).

THE streets of Deptford are steeped in history. Henry VIII established a naval dockyard here in the middle of the 16th century. It was where Elizabeth I knighted Sir Francis Drake and where, in mysterious circumstances, the Elizabethan playwright Christopher Marlowe was murdered in a house close to St Nicholas's Church. In the 17th century, diarist John Evelyn lived at the now-demolished Sayes Court and was upset when Peter the Great, who came to study shipbuilding, trashed a fine holey hedge in his manicured garden. Remnants of this rich history can still be seen today. Albany Street is now of early 18th-century houses with ornately decorated porches, and there are even older houses in Tanner's Hill. St Paul's Deptford, the work of architect Thomas Archer, is one of the finest baroque churches in the country, and tucked away down a back street opposite the soon-to-be redeveloped Conway's Wharf there is the Master Shipwright's House, a 17th-century mansion that was on the market two years ago – it didn't sell – for £5 million. Deptford has benefited from the presence of Goldsmiths College at New Cross, which spawned the YHA generation of artists such as Damien Hirst and Tracey Emin, and a lively music scene that has produced bands such as the Kinks. Property nearby New Cross has fine semi-detached and terrace four- and five-bedroom houses in the Telegraph. *Twentieth April is a renaissance here*

## Spotlight Deptford and New Cross

### Regeneration of dockyard suburb hides its murderous beginnings

Conservation area adds to the appeal of this south-east pearl, discovers **Anthea Masey**

1500 has two new developments. The Distillery on the corner of Brookmill



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Homes & Property Property searching

WEDNESDAY 19 MARCH 2014 EVENING STANDARD

[homesandproperty.co.uk](http://homesandproperty.co.uk) with Zoopla



**£1.25 MILLION**  
A SIX-BEDROOM house with mansard roof in Micheldever Road, Lee, with off-street parking. Through KFH. Visit [homesandproperty.co.uk/mich](http://homesandproperty.co.uk/mich)



**£500,000**  
THIS two-bedroom cottage is in Brightfield Road, backing onto the Quaggy river. Through Peter James. Visit [homesandproperty.co.uk/quaggy](http://homesandproperty.co.uk/quaggy)



**£300,000**  
A LARGE flat in Mount Pleasant Road with two double bedrooms and its own private garden. For sale through Ludlow Thompson. Visit [homesandproperty.co.uk/mount](http://homesandproperty.co.uk/mount)



**£250,000**  
A FIVE-BEDROOM house in Belmont Hill with bright interiors and a private garden. Through Foxtons. Visit [homesandproperty.co.uk/belmont](http://homesandproperty.co.uk/belmont)

A LANDMARK victory went to Lewisham locals who fought to preserve their local casualty department. A community-based group of patients and health professionals won a High Court challenge last summer – reinforced in the Court of Appeal in October – over Health Secretary Jeremy Hunt's decision to cut Lewisham Hospital's A&E and maternity services. Changes to legislation this month could make a similar campaign more difficult in the future but until then, Lewisham can bask in glory. The hospital sits at the heart of the community on the wide high street, in what was once a quiet rural village. St Mary the Virgin church, with its ancient graveyard and fine Georgian former vicarage, remains a tranquil oasis along the busy A21. In the 17th and 18th centuries Lewisham was a place where wealthy merchants built their mansions in spacious grounds. However, most of these homes were swept away with the arrival of the railways in the middle of the 19th century, when the town centre shifted half a mile north, the surrounding hills, parklands and fields were sold for development and Lewisham became a commuter town.

The Manor House and Peabody House in nearby Lee are two grand homes that remain from Lewisham's halcyon days. The Manor House was home to the Baring family, whose bank was broken by rogue trader Nick Leeson in 1995. The house, now a library, sits in a pretty park and the surrounding Lee Manor conservation area is the result of the Baring family's decision to sell off its land for development. Lewisham is seven miles south-east of central London. It sits between Deptford to the north, Blackheath to the east, Catford to the south and Brockley to the west. It is one of the best-connected areas in south-east London with trains, the Docklands Light Railway and numerous buses. Surprisingly for an area so convincingly suburban, it is in Zone 2. The council has ambitious plans to improve the town centre and two large

## Spotlight Lewisham

### Public-spirited – and so very well connected

Commuters love the fast trains and families snap up homes in the conservation areas. Get in while the price is right, says **Anthea Masey**



Calm oasis amid the bustle: St Mary the Virgin, Lewisham's historic parish church



regeneration schemes have brought more than 1,000 new homes. However, Lewisham's conservation areas have long been the main attraction for house hunters in the know. Victorian and Edwardian homes there range from small two-bedroom artisan houses in the Brookmill Road and adjoining St John's conservation areas, to the terraces of unusual French baroque-style houses in Micheldever Road in the Lee Manor conservation area.

**WHAT THERE IS TO BUY** Mixed in with Lewisham's Victorian and Edwardian houses and modern flats are "right-to-buy" flats on social housing estates. The most attractive local houses are found in the numerous conservation areas, and the closer to Blackheath, the pricier the properties

To find a home in Lewisham, visit [homesandproperty.co.uk/lewisham](http://homesandproperty.co.uk/lewisham)  
For more about Lewisham, visit [homesandproperty.co.uk/spotlightlewisham](http://homesandproperty.co.uk/spotlightlewisham)



# Infill development in conservation areas



Church Road (Nascot)



Bedford Street (Nascot)



Sutton Road (Estcourt)



King Street (High Street/King Street)

# Demolition prevented in conservation areas



Queens Road (Estcourt)



Hempstead Road (Civic Core)



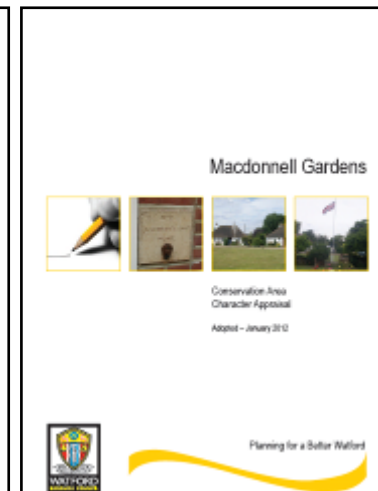
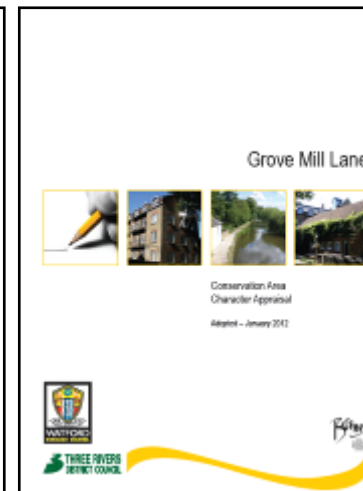
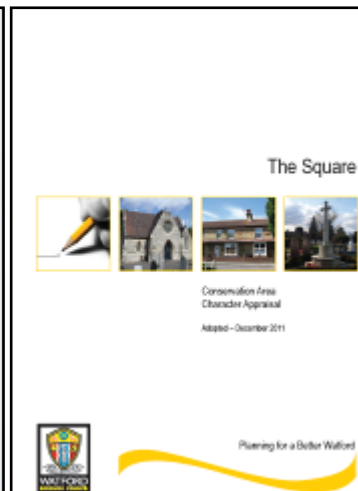
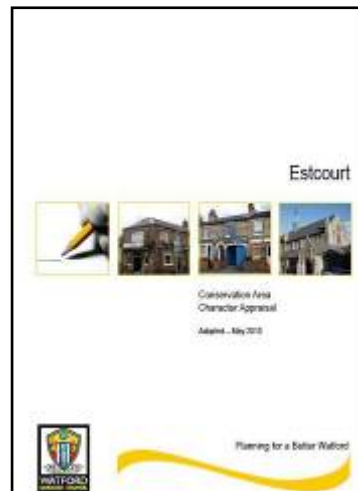
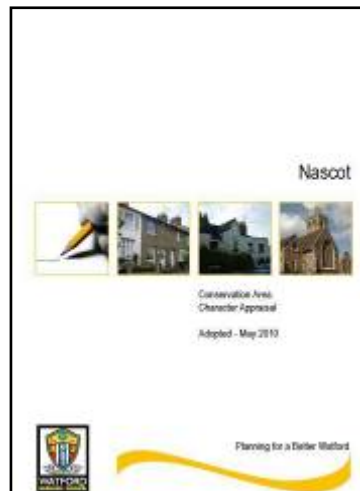
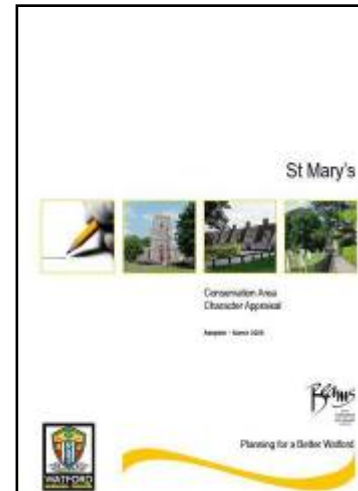
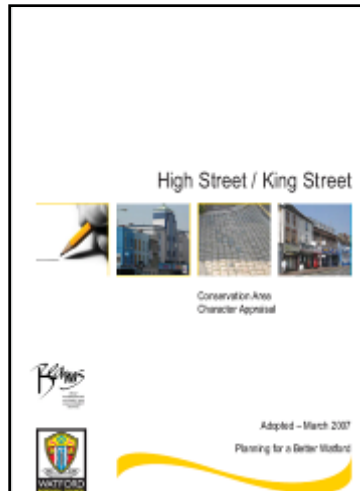
Pinner Road (Watford Heath)



Heath Farmhouse (Grove Mill Lane)



# Conservation Area Appraisals



Available to view for free at: [www.watford.gov.uk/conservationareas](http://www.watford.gov.uk/conservationareas)

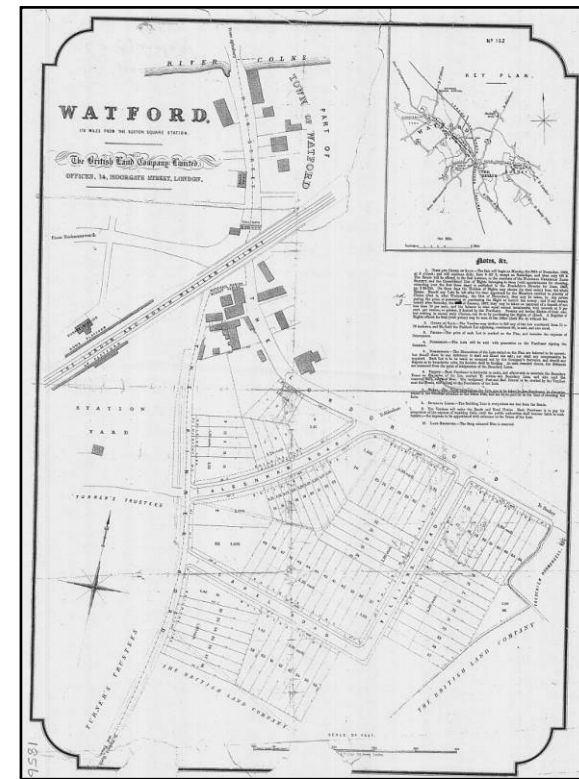


# Oxhey Conservation Area Appraisal

Examples of the content in the character appraisal:

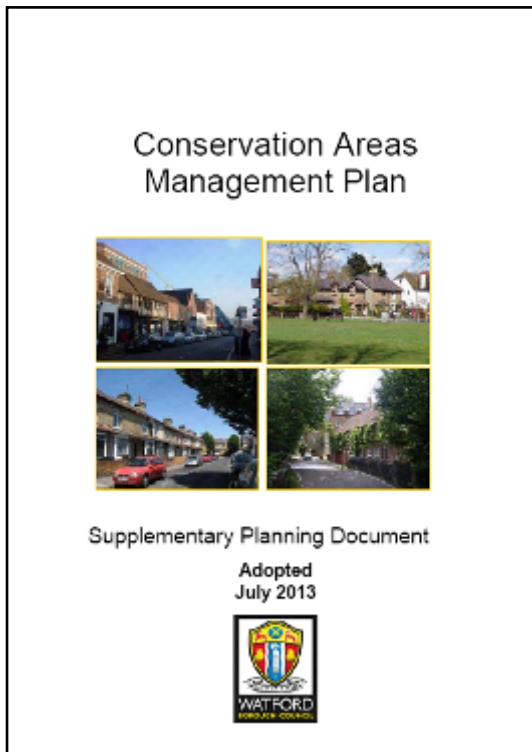


Dury & Andrews Map - 1766



Land Sale Plan - 1856

# Conservation Areas Management Plan



## Based on:

- *Issues raised in the Character Appraisal;*
- *Issues raised through public consultation.*

Publicity

Enhancement  
Schemes

Signage

Article 4  
Directions

Trees

Boundary  
treatments

Advertisement  
Control

Street  
Furniture

Highways





# Street Clutter Audit

Redundant pole at northern end of Oxhey Avenue, at Pinner Road junction. Should be removed.



Redundant pole at southern end of Bushey Arches. Should be removed.



# Article 4 Directions

- There were four existing Article 4 Directions;
- New ones for conservation areas were made on the 4<sup>th</sup> April 2013;
- Other ones made subsequently on employment uses on Clarendon Road and Locally Listed Buildings elsewhere in Borough.



# Article 4 Directions

- Article 4 Directions remove permitted development rights (i.e. forms of development that can be done without first obtaining planning permission from the local authority (Watford Borough Council)).
- They have been targeted, so only the basic conservation area restrictions apply to some addresses in the Conservation Area.



# Article 4 Directions

## Commercial buildings (e.g. shops) and flats

- Limited permitted development rights compared with houses (i.e. need planning permission for various development – e.g. changing type of windows).
- Article 4 Direction removes permitted development right to paint external elevations of buildings.



# Article 4 Directions

## Houses

- Some limits on permitted development rights due to conservation area designation (e.g. removing a chimney).
- Article 4 Direction removes a number of additional permitted development rights.



# Article 4 Directions

## Part 1

- **Class A – enlargement, improvement or other alteration (e.g. replacing windows and front doors).**
- **Class C – any other alteration to the section of the roof that faces the street (e.g. roof lights).**
- **Class D – the erection or construction of a porch outside any external door.**





# Article 4 Directions

## Part 2

- **Class A – the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.**
- **Class C – the painting of the exterior of any building or work.**
- **Various other restrictions already apply (extensions, trees, chimneys, dormer windows, cladding, demolition, satellite dishes).**



# Article 4 Directions

## What to do?

- **‘Like for like’ repairs/replacements do not need planning permission.**
- **Where an application is required:**
  - **Free pre-application advice is available.**
  - **The form can be downloaded for free online.**
  - **There is no application fee to pay the Council.**
  - **Existing application can be viewed for free to see what to do + there is guidance on the Council website.**





# Typical planning application requirements

- **Application form;**
- **Pictures of existing feature;**
- **A specification of the proposed replacement feature  
(supplier will typically provide these for free);**
- **A location plan (available to purchase online).**

**X3... BUT submit online X1**



# How long does it take?

6 – 8 weeks for a planning application to be determined





# Ten ways to devalue your home

From knotweed to noisy neighbours: a list of things you don't want to hear from the estate agent. By **Max Davidson**

**S**elling your property? Then keep your fingers crossed that nothing nasty will emerge in the buyer's survey. As reported this month, Ben Metcalfe thought he had sold his terraced house in Edgeley, Stockport, for £100,000, only for the surveyor to discover that the property was under threat from Japanese knotweed growing on council land next door. The sale collapsed and the value of the home fell by £20,000.

And if a Japanese weed can have that sort of negative impact on the value of a property, how big a financial hole could be left by a serious problem with the building?

We are all so fixated on wheezes to add value that we often neglect things such as antiquated kitchens, leaky roofs, damaged plasterwork and the distinctive aroma of the family moggy. All of which will subtract value unless we put them right.

Never forget that buying and selling real estate is an irrational business. People will mentally adjust their valuation of what a house is worth according to prejudices that defy commercial logic. A BBC survey found that even the presence of a garden gnome could knock £500 off the price of a house. In this very British game of snakes and ladders, there are more snakes than you can shake the proverbial stick at.

Quantifying the precise drop attributable to negative factors associated with properties is not an exact science. But here are 10 things, some seemingly trivial, that could leave a significant dent in the value of your home.

## Cluttered children's bedrooms

It sounds unlikely, but a messy child's room can create such a bad impression on would-be buyers that it will knock £8,000 off the price of a typical house. This is according to a study carried out by the mortgage provider ING Direct. Make sure your kids memorise that figure and threaten to take it off their pocket money if they don't keep their rooms tidy.

## Anti-social neighbours

You may be glad to be shot of your ghastly neighbours. But if the people buying your home get wind of quite how ghastly they are, it will hit you hard in the pocket. A recent survey carried out by Halifax Home Insurance showed that anti-social neighbours can shave up to £31,000 off the value of a home.

## UPVC windows

They can be a real eyesore, and replacing them will cost between £4,000 and £10,000 on an average-sized house, explains Michael Holmes, author of *Renovating for Profit*. Unless would-be buyers are enamoured of UPVC for some reason, you can mentally deduct that amount from the value of your property.

## Wind farms

Data released last year by the Valuation

Office Agency reveals a number of home owners have successfully applied to have their properties placed in a lower council band because of their proximity to a wind farm. Hard evidence is difficult to come by, but one couple in Devon saw the value of their property reduced from £400,000 to £300,000.

## Noisy pubs

They are fun to visit, but may put buyers off properties in the vicinity quicker than an attack by killer wasps. "The biggest, noisiest pubs can knock up to 20 per cent off the value of a property," says Rob Lewis of central London estate agent WA Ellis. That equates to nearly £50,000 off the value of an average home.

## Pebbledash

It is not just unattractive to look at, it has a serious impact on property prices. "A typical four-bedroom house in Wandsworth, normally worth £1.3m, would see its value reduced by 7 per cent, or £90,000, if the walls were pebbledashed," says Robin Chatwin of Savills. In the case of an average priced property, the reduction in price can be put at around £20,000.

## A bad Ofsted report

Everyone is familiar with the property premiums associated with popular school catchment areas. A good Ofsted report for a primary school can add around

8 per cent to the price of a property, says the Royal Institute of Chartered Surveyors. Expect a bad Ofsted report to have a correspondingly negative impact, lopping nearly £20,000 off the cost of an average home.

## Flood Risk

If your house is on a flood plain, buyers will almost certainly be aware of the fact and factor in worst-case scenarios when making an offer. As the average cost of flood damage is between £20,000 and £40,000, according to the Association of British Insurers, that gives a general idea of how much the price is likely to be adversely affected.

## The Tube

Good transport links are one thing, a train rattling past your windows is quite another. WA Ellis recently sold two similar properties on the same Chelsea street for £5.5million and £3.2million respectively, with the Tube being the main difference between them. Even in more modest streets, the Tube running at the end of your garden could wipe £50,000 off the asking price.

## Electricity Pylons

Some find them beautiful, but many think they are unsightly. "I always mentally knock off around 30 per cent when I am valuing properties with pylons in the close vicinity," says Jonathan Harrington of Harringtons UK. That is the equivalent of £72,000 off the value of the average home.





# Consultation

- > A public meeting was held regarding the proposed Oxhey Conservation Area and other planning issues in Oxhey on the 19th March 2012. This event, at St Mathew's Church Hall, was organised by the three local borough councillors and was publicised to all residents in the ward by the elected members via leaflet, via a council news release distributed to the local media and via the front of the Council website.
- We sent letters to all addresses in the Oxhey Conservation Area regarding the proposed conservation area designation on the 19th September 2012.
- Following the conclusion of the public consultation, we sent letters to all addresses in the Oxhey Conservation Area regarding the designation of the conservation area on the 19th February 2013.
- We sent letters to all addresses in the Oxhey Conservation Area regarding the proposed Conservation Area Management Plan on the 4th April 2013.
- > A public meeting was held regarding the proposed Oxhey Conservation Area Management Plan on the 22nd April 2013. This event, at St Mathew's Church Hall, was organised by me and was publicised to all residents in the ward by the aforementioned letter (dated 4th April), by public notices and via the front of the Council website.
- Following the conclusion of the public consultation, we sent letters to all addresses in the Oxhey Conservation Area regarding the adoption of the Conservation Area Management Plan on the 26th July 2013.
- > We sent letters to all addresses in the Oxhey Conservation Area regarding the proposed Oxhey Conservation Area Character Appraisal on the 6th February 2014.



# Question and answer session

