

# Oxhey



## Conservation Area Character Appraisal

Adopted – July 2014



Planning for a Better Watford

## Oxhey Conservation Area Appraisal

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## **1.0 Introduction**

The Oxhey Conservation Area Character Appraisal aims to set out the area's special character and appearance and how it can be preserved or enhanced.

This appraisal will be used to help inform the design of any future development proposals so that they preserve or enhance the area and acknowledge its features.

It is important to note that no appraisal can ever be completely comprehensive and that the omission of a particular feature, building or open space should not be taken to imply that it is of no interest.

## **2.0 Background, Scope and Structure**

The borough of Watford contains ten conservation areas, the oldest of which were designated in 1973 and 1975. The Urban Conservation Strategy produced during 2001 added a further five conservation areas. The High Street / King Street Conservation Area was designated in 2006, while the Watford Heath Conservation Area and Estcourt Conservation Area were extended in 2008 and 2010 respectively. More recently, Macdonnell Gardens was designated as a conservation area in 2012 and Oxhey was designated as a conservation area in 2013.

This appraisal is structured to include:

- summary of designation;
- policy background;
- definition of the special interest of the area via spatial and character analysis, historical development and important features.

## **3.0 Designation**

Oxhey Conservation Area was designated on 18th February 2013 under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The main aims stated within the original designation report for the Conservation Area (Watford Borough Council, 2013) were:

- to protect the area from inappropriate development which would harm the special character of the area;
- to protect the detailing to buildings which contributes to the special architectural and historic interest of the area;
- to help maintain the mixed use character of the area;
- to enhance the setting of local landmark buildings.

## **4.0 Definition / Summary of Special Interest**

The core of the Oxhey Conservation Area is one of Watford's oldest residential areas. Previously farmland, the area was built up rapidly during the mid to late half of the 19th century as the town expanded southwards close to the newly opened railway station at Bushey/Oxhey.

The area is distinct from other later Victorian areas of the town for its varied architectural character with terraced housing interspersed with detached and semi-detached villas, as well as being pepper potted with a variety of public houses and shops. The strong small scale streetscapes and roofscapes are an important feature emphasised by the topography, as are the spaces created at the junctions of the roads where a variety of land uses prevail. The semi-rural character of the Conservation Area at its eastern edge is also a valuable feature in the transition from the built up part of the Borough to the rural hinterland.

## 5.0 Location and Setting

The Oxhey Conservation Area lies in the south-eastern corner of Watford – close to the Borough boundary with Hertsmere. Although Oxhey is a suburb of Watford, it has close associations with nearby Bushey – not least in the name of its railway station. The Conservation Area is focussed on an area of land that was rapidly developed in mid-19th century and the boundaries of the Conservation Area are generally marked by the transition to properties that were developed later. To the north-east, the later Victorian development, such as King Edward Road, is simpler and more uniform than in the older core of Oxhey. Similarly, development to the west of Pinner Road, such as Grover Road, is later and more uniform. Development to the south of the Conservation Area generally dates to the 20th century and consists of lower density housing in cul-de-sacs. To the east of the Conservation Area the landscape opens out into countryside. Although the land to the north-west of the Conservation Area was generally developed earlier, it has been subject to extensive redevelopment in the 20th and 21st centuries. Built form on the western side of Aldenham Road is highly varied but generally lacks the architectural quality and historical interest to justify inclusion in the Conservation Area. Notable feature buildings beyond the Conservation Area boundary, such as 14, 16 and 18 Chalk Hill and the two non-conformist churches on Chalk Hill, are picked out as Nationally/Locally Listed Buildings.

## 6.0 Archaeology and Historic Development

### 6.1 Archaeology

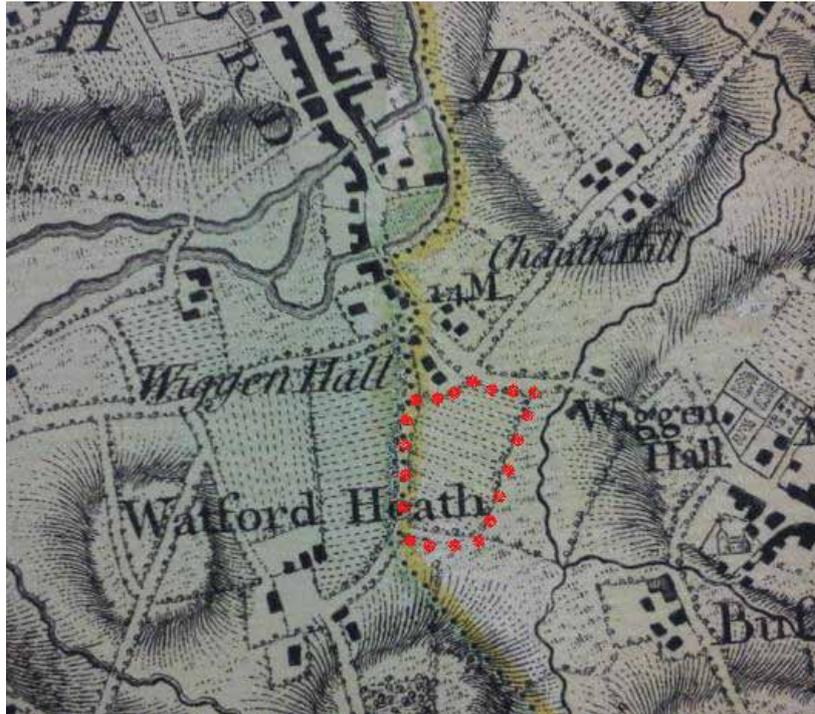
In the absence of detailed survey work into the archaeological potential of the area covered by the Conservation Area, it is difficult to make any conclusive comments on this topic. There are no recorded archaeological finds for the area on the County Council's Historic Environment Record, while the Extensive Urban Survey Project Assessment (2000) focused on developments nearer the centre of Watford.

There are no scheduled monuments in the Conservation Area.

### 6.2 Historic Development

Before the arrival of the railway in the 1830s, development in Watford had been largely limited to the town's historic core around the High Street. The agrarian nature of this part of the district before the mid-19th century can be seen on the Dury and Andrews' map from 1766, which shows the area as farmland. Two tracks are in evidence at this time, which are the present day Pinner Road and Chalk Hill. Beyond the collection of buildings at the southern end of the Lower High Street there was no built up land until Watford Heath to the south and the village of Bushey to the east.

In the decades that followed, further urban development in the area was limited until the 1830s when the London and Birmingham Railway was developed. The most significant new structure, Bushey Arches, was constructed to the north-east of the Conservation Area in 1834-37 to designs by Robert Stephenson. Bushey and Oxhey Station was subsequently opened in 1841 although the current station entrance buildings date to circa 1912. While the Tithe Map of 1841 shows the development of the railway infrastructure and some intensification of development around Bushey Arches, the land that forms the Oxhey Conservation Area remained as farmland. At this time the farmland related to Chalk Hill Farm, which was owned by Robert Clutterbuck, who was the son of the notable local author of the same name. The farm was managed by William Urlwin and largely consisted of meadows.



1766 Dury and Andrews Map with approximate area of Conservation Area highlighted

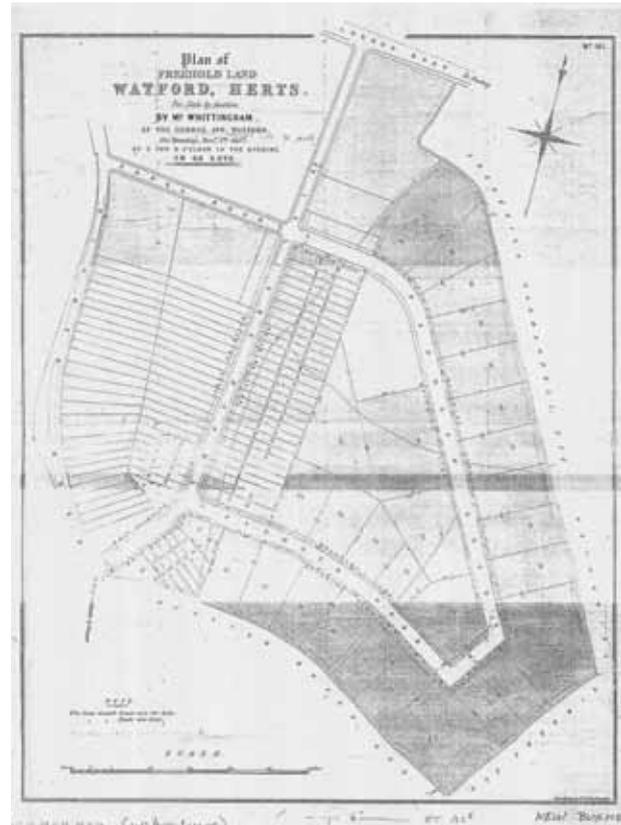


1841 Tithe Map

The key development that was to facilitate the subsequent waves of building work came in 1856 when the British Land Company purchased Chalk Hill Farm from Robert Clutterbuck for £3674/15/6d. Close to the new railway station and the developing industrial works on the Lower High Street, the land was ripe for development and the Company began selling off the first parcels of land in December 1856. Plots were offered in the first instance to members of the National Freehold Land Society, which had formed the basis for the establishment of the British Land Company in the previous year. The National Freehold Land Society sought to extend the electoral franchise by using subscriptions from members to purchase land which, when pooled together, would qualify subscribers to vote in parliamentary elections. Plots in the southern part of the estate were put up for sale in 1857.

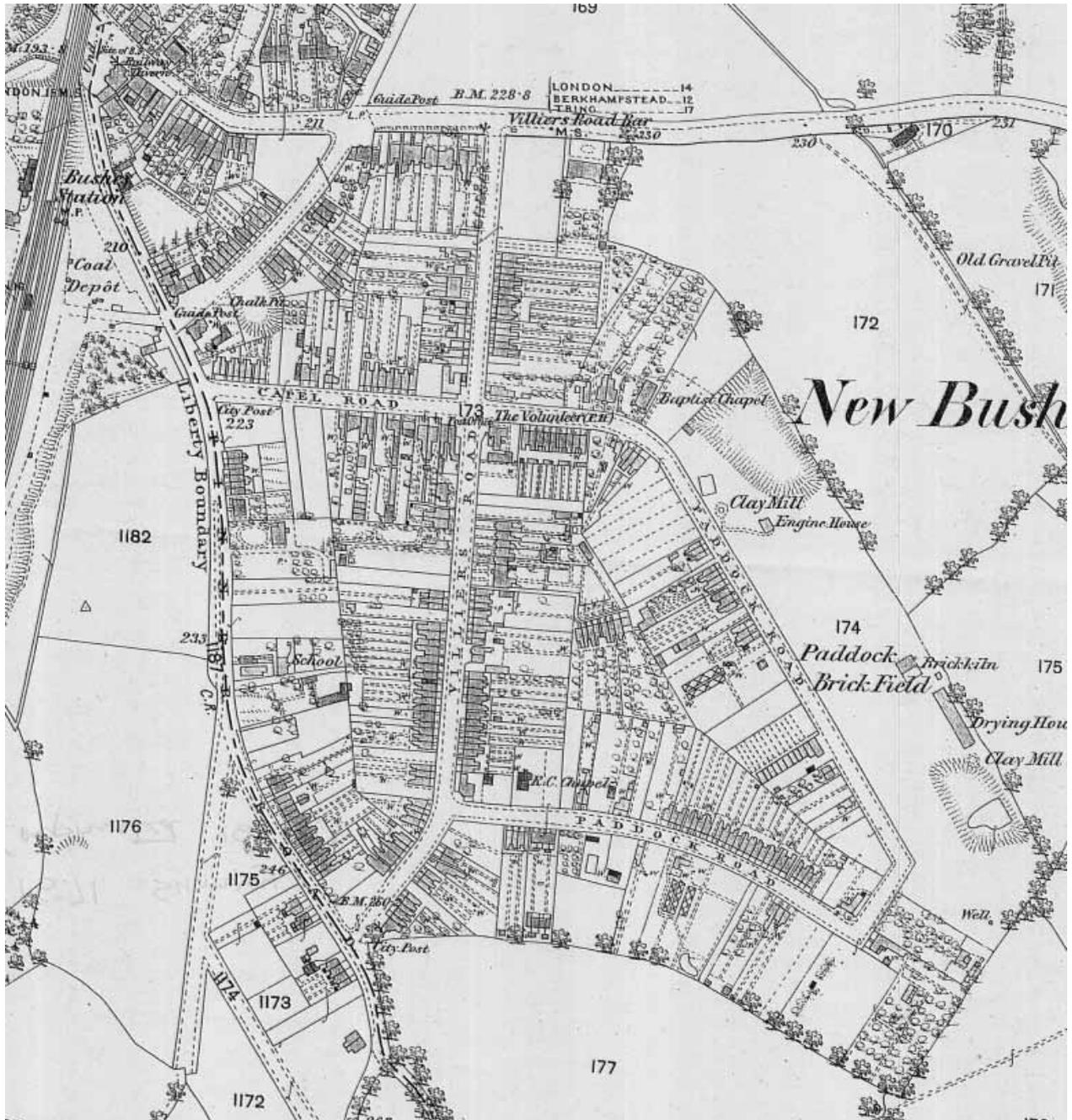


*1856 land sale plan*



*1857 land sale plan*

By the time the Ordnance Survey map of the area was published in 1871 much of the Conservation Area had been developed. The street structure detailed on the sale plans from the late 1850s had been built out and a majority of the building plots had been developed. Excluding the north-western corner, land beyond the Conservation Area boundaries remained largely as farmland at this point. After the rapid development of the 1860s, further infilling of the area appears to have been much less dramatic in the two decades that followed, before a more significant phase of building in the 1890s. This development included a number of terraced houses on Upper Paddock Road by the Watford based developers Clifford & Gough, with their distinctive architectural style of gault (light coloured) brick with orange brick detailing.



1871 OS Map

It is likely that a proportion of the building material that was used to develop 'New Bushey' came from the Paddock Brick Works, which were located on the eastern side of Lower Paddock Road. These works are visible on the OS maps for 1871 and 1898 and were recorded as belonging to Henry Grover in local street directories between 1898–1908. Paddock Terrace, 101-123 Lower Paddock Road, is contemporary with the development of the brick works and appears to have housed workers on the site. By 1914, the next OS map shows that the Brick Works were no longer open, with much of the land shown as old clay pits. The northern part of the site that fronted onto Lower Paddock Road had been developed as terraced housing to plans approved in 1903 and 1907-08. The majority of the houses were built by Henry Grover, whose offices were in Upton Road, but the southern most four were developed by another local building firm called Callum and Fulks, who operated from premises on Harwoods Road.



1898 OS Map



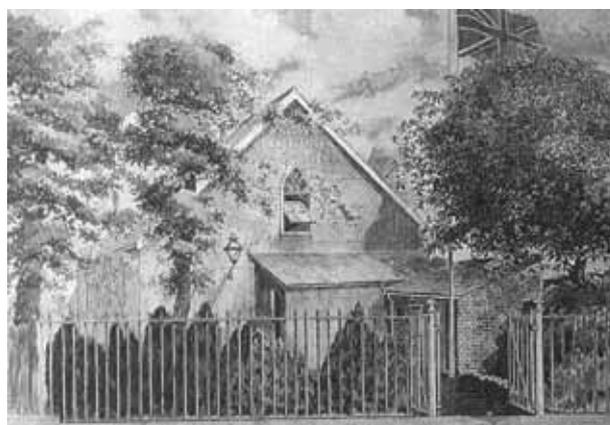
1914 OS Map

In addition to the physical changes to the local area in the late 19th century, the administrative makeup was to change as well. In 1882 the area known as 'New Bushey' transferred from being part of Bushey when it was taken over by the Watford Board of Health. By 1914 the OS map shows the area has the title of 'Oxhey', which remains the name for the electoral division covering this area.



*Circa 1914 image of Belvedere House on Pinner Road*

In the early twentieth century further incremental developments occurred. A new Parish Hall for St Mathew's Church, was built at 84-88 Pinner Road in 1910. This building replaced a Parish Hall on Lower Paddock Road, which itself was previously the local Baptist Chapel before the current Baptist Church was constructed in 1882 on Chalk Hill. The former Baptist Chapel/Parish Hall on Lower Paddock Road, which originally dated to 1870, became known as Keyser Hall in 1911 when it became the Oxhey Conservative Club. Similarly, other early Christian places of worship in the area were replaced by more substantial structures during the twentieth century. A Meeting Hall for the Plymouth Brethren had been built during the 1870s on Villiers Road, but became a Methodist Chapel on the 30th May 1886. When the current Methodist Church was built on Chalk Hill in 1904 the corrugated iron building on Villiers Road was relocated away from the street and became a 'School Room' for the new Methodist Church. In 1906 the site was redeveloped with two new houses: 45-45a Villiers Road.



*Images of Keyser Hall from before & after it was converted from a Baptist Chapel*

A Catholic Chapel was constructed during the 1860s on Upper Paddock Road, before being demolished in 1959 when a new Catholic Church was opened in Bushey. A pair of houses, 2-2b Upper Paddock Road, was built on the site of this former Chapel in 1961. Further east along Upper Paddock Road, the Paddock Road Baptist Chapel was founded in 1911. Its site at 55 Upper Paddock Road was redeveloped for residential use in 2004.



*Coronation celebrations on Lower Paddock Road in 1953.  
In the background is the former brick works, which subsequently became a public park*

Beyond development relating to ecclesiastical buildings, further infill residential development took place during the twentieth century in the few plots that remained undeveloped. Hillside Crescent was developed in 1923, while Amberley Terrace was built in 1933. Sites of former nurseries on Upper and Lower Paddock Road were redeveloped with housing in the late 1950s and 1960s, while blocks of garages were built off Lower Paddock Road and Capel Road during the 1960s. A large proportion of the former were redeveloped with the housing that makes up Brickfield Mews in 2013. Involving some demolition, but mainly utilising land that had previously been occupied by gardens, new housing was developed at Avenue Terrace in 1993 and at Belvedere Court in 2003. In comparison with the wider picture of urbanisation, the former Paddock Brick Works became a public park during the early 1950s. This green space followed the development of the adjacent Paddock Road Allotments, which first opened in 1889 and are the oldest surviving allotments in the Borough.

## **7.0 Spatial Analysis**

This section considers the morphology of the area, key spaces, and important views and vistas into and out of the area.

### **7.1 Character and Interrelationships of Spaces**

The majority of the Conservation Area is heavily built up and has a strong sense of enclosure created by the tight formation of terraced properties along the streets. The key historic spaces here are found at road junctions, where feature buildings punctuate the townscape and the most interesting street relationships are found. At the junctions of Villiers Road with both Upper Paddock Road and Lower Paddock Road the space opens out and the character is defined by the commercial buildings, of varying styles and scales, which enclose the space and generate activity.

The south-eastern corner of the Conservation Area is notably different in terms of spatial form, as the urban edge of the Borough meets the rural hinterland. The Paddock Road Recreation Ground marks the transition from urban to rural with what is quite a formal green space, with managed grassland and feature trees on its road boundary. This part of the Conservation Area has a much more open character, which is further accentuated by the lower density of the housing that borders the open space.



*Junction of Villiers Road and Upper Paddock Road (left) street edge of the Recreation Ground (right)*

## 7.2 Key Views and Vistas

The views and vistas within, into and from the Conservation Area are important. The Conservation Area has an interesting topography that helps to provide variety to views and accentuates the importance of certain buildings and landscape features. The key sequential views within the Conservation Area follow the north-south axis along Villiers Road. From the southern end of Villiers Road the land level rises up to the junction with Upper Paddock Road. The raised pavement, with attractive ornate railings on the eastern side, draws focus onto the adjacent houses, not least because the angle of the road limits more distant views. At the junction with Upper Paddock Road, where the space opens out, the Villiers Arms Public House is the key landmark feature. Further north along Villiers Road the land level drops, with the Baptist Church on Chalk Hill providing a significant landmark in views northwards. Views towards Villiers Road from Capel Road are focussed on the higher ground and the landmark feature of the Rifle Volunteer Public House.



*View northwards along Villiers Road*



*View into Villiers Road from Pinner Road*

The significant level changes at the northern end of the Conservation Area provide an attractive vista looking eastwards from The Victoria Public House, to the Methodist Church on Chalk Hill in the distance. Again, this is complemented by the raised pavement, with attractive ornate railings. The density of development generally restricts longer vistas, but the more open layout in the south eastern corner of the Conservation Area provides dramatic views into the undulating countryside beyond. The higher levels at the southern end of this area also facilitates more expansive long views towards Watford, while 83 Upper Paddock Road provides a notable landmark at the high point of the Recreation Ground from views looking south.



*View eastwards up Chalk Hill*



*View of 83 Upper Paddock Road southwards from the Recreation Ground*

## 8.0 Character Analysis

### 8.1 Character Zones

As the vast majority of the buildings in the Conservation Area were constructed within a 15 year timeframe during the latter half of the 19th century, it is not overly surprising that Oxhey collectively shares a similar character. Building heights, materials, elevational detailing and the street forms themselves are generally consistent across the area. The tight urban grain and modestly sized public spaces make for compact development, where the relationship between buildings and streets is very close. Clearly urban, the lack of large scale modern development within the Conservation Area has allowed it to retain its Victorian character, albeit one that is now impacted upon by rows of parked cars.

The only obvious demarcation that can be made to distinguish 'character zones' would be in acknowledging that the south-eastern corner has a more rural character, at the transition point with the edge of the Borough.

### 8.2 Activity

Activity levels across the Conservation Area vary, with the primary focus for movement along Pinner Road, Chalk Hill and Aldenham Road. Traffic levels are generally low in the rest of the Conservation Area, but the aforementioned streets provide the main vehicular access into the south-eastern corner of the Borough and can get congested at peak times. The north-western part of the Conservation Area also has higher pedestrian/cycle movements due to its proximity to Bushey Station. The shops and public houses along Villiers Road provide a focus for more concentrated pedestrian activity, while the open space to the east of Lower Paddock Road can get busy with families when the weather is more benign.

### 8.3 The Qualities of the Buildings and their Contribution to the Area

The vast majority of the buildings date from the latter half of the 19th century and can be observed to have a consistency of architectural form. The dominant urban form is of two storey brick buildings with pitched roofs. Nevertheless, there is variety within the townscape resulting from different types of buildings, such as public houses, and different forms of residential development, such as detached houses set back from the dominant building line. Although the type of bricks varies across the Conservation Area, the dominant form is of yellow London stocks, with red bricks for decoration – such as window arches. Brick chimneys are common, as are wooden doors and sliding sash windows.



*Larger houses set back off Chalk Hill*



*More intimate scale of development at Caroline Place*

Variation within the built form of the area is demonstrated most noticeably by the mixture of building types. Despite having a tight urban grain, with consistent block forms and building heights, the area does include a range of land uses. While largely residential, the streets also include a number of public houses, shops and halls. The detailing on these 'feature' buildings gives interest to street facades, as do the more ornately detailed houses, which are scattered around the streetscene.

#### **8.4 Public Houses**

Of the various landmark buildings in the Conservation Area, the most common are public houses. When the area was being developed most rapidly in the late 19th century, no fewer than seven public houses were built in this area. This high density of public houses is typical of the development of new areas of terraced housing in close proximity to new railway stations and infrastructure during the 19th century. Although three of the properties have since been converted to residential use, all seven buildings remain. The Haydon Arms, at 76 Upper Paddock Road, was opened by Henry Jones in 1862, but was converted to residential use in 2001. The Royal Oak, at 142 Villiers Road, was built in the mid-1860s, but was converted to residential use in 1970. The Prince of Wales, at 78 Villiers Road, was opened in the late-1860s, but was converted to residential use in 1955. More detail is provided on the four public houses still in operation in section 8.6.



*The Royal Oak (left) and Haydon Arms (right) in circa 1930*

## 8.5 Listed Buildings

There are no Nationally Listed Buildings located within the Conservation Area. However, the Grade II Listed former farmhouse at 14 Chalk Hill is located close to the northern boundary of the Conservation Area and has historical associations with the wider area.

## 8.6 Locally Listed Buildings

As part of the Council's Urban Conservation Strategy, a register of Locally Listed Buildings was compiled within the Watford District Plan 2000 (adopted 2003). This register was updated in 2010 and the following buildings were included in the revised list due to their importance in terms of architectural interest, function, historical interest, landmark quality and streetscape quality:

### **The Railway Arms, 1 Aldenham Road**

This public house was built in circa 1858 for the local brewers John and Ralph Dyson, after they acquired the site for £270. For nearly one hundred years the license for the pub was held by the Lonnon family and the building remains in use still as a public house. It has strong landmark value opposite Bushey Station and community value relating to its continuous land use.

### **The Victoria Public House, 39 Chalk Hill**

This public house was built in circa 1858, with Septimus Topping being the first landlord. The first brewery supplying the public house was Salters of Rickmansworth. The space associated with the pub originally extended to 35 Chalk Hill, but part of the land was sold to Watford Borough Council in 1925 for use as a new electricity sub-station. Like the Railway Arms, this attractive Victorian property has landmark value at a road junction and community value relating to its continuous land use.



*The Railway Arms*



*The Victoria*

### **Belvedere House, 56 Pinner Road**

A distinctive detached house which is likely to have been built between 1864 and 1870. Although the setting of the property has been diluted somewhat by the development of Belvedere Court, the house still has a strong architectural presence on the eastern side of Pinner Road.

### **Table Hall, 84 – 88 Pinner Road**

Built in 1910, the property was the first to be built in this location and was used as a church hall for St Matthew's Church. It went on to be occupied by charitable organisations in 1963, before becoming a day nursery in 2007.

The building was designed by the London based architect Reginald St Aubyn Roumieu, who was an Associate of the Royal Institute of British Architects and a Knight of Grace of the Order of St John of Jerusalem – as sanctioned by King George V. The building has architectural merit, with an understated Arts and Crafts style.



*Belvedere House*



*Table Hall*

**The Rifle Volunteer, 36 Villiers Road**

This public house was built in circa 1857 and was probably the first of the pubs to be built in the Conservation Area. The first landlord was John Barlow, who had previously been the landlord of an unnamed beerhouse nearby. The first brewery supplying the public house was Clutterbucks. As with the other public houses, this attractive Victorian property has landmark value at a road junction and community value relating to its continuous land use.

**97 Villiers Road**

Dating from 1899 -1900 the property was the first to be built on this site. It was built for a Mr G. Newton and has functioned since as a shop selling a variety of different products. It retains a number of interesting historical features – both internally and externally.



*The Rifle Volunteer*



*97 Villiers Road*

**The Villiers Arms, 100 Villiers Road**

This public house was built in circa 1866, when it was developed by Healey's Brewery. Following a number of other landlords, the pub was taken over by Arthur Camp in 1914. During the 1920-1930s the Camp family collected funds to pay for taking groups of children for days out (see image below). As with the other public houses, this attractive Victorian property has landmark value at a road junction and community value relating to its continuous land use.



*The Villiers Arms in circa 1926*



*The Villiers Arms in 2014*

### 8.7 Other Significant Buildings/Structures

A number of unlisted buildings in Oxhey Conservation Area contribute positively to the character of the area despite not meeting the criteria for statutory or local listing. The following are notable for their age, style and/or historic uses. They are also a reminder of the gradual development of the town:

- 37 Aldenham Road;
- Keyser Hall, Lower Paddock Road;
- Park House, 83 Upper Paddock Road;
- 76 Upper Paddock Road;
- 25 Villiers Road;
- 142 Villiers Road.

### 8.8 Prevalent Local and Traditional Building materials

#### Facing Materials

London stocks are the predominant facing brick in the Conservation Area with stone dressing used on a number of buildings; the shades of colour vary from a lighter yellow through to a reddish tone. A number of the later 19th century houses are of gault brick with orange brick used for decorative courses. The dominant roof material is slate or red plain clay tile on pitched roofs. Historically most windows were wooden and sliding sash, but many have been replaced by plastic versions.



*Local stock brick on Villiers Road*



*Gault and orange brick on Upper Paddock Road*

The materials used for front boundaries vary considerably. Front boundaries are generally marked by brick walls, but there are some timber fences, metal railings and hedges, as well as some open frontages. Historic photographs suggest that brick walls have been the dominant boundary treatment since the 19th century, but metal railings were more common for non-residential sites, such as the various churches.

### **Floorscape Materials**

There is little evidence of original historic fabric in the floorscape of the Conservation Area, although some stable block paving still exists outside 28 Pinner Road. The carriageways have been resurfaced over time with hot rolled asphalt, while the footways are a mixture of artificial stone paving slabs or asphalt.

## **8.9 Contribution of Trees and Green Spaces**

The Conservation Area contains one Tree Preservation Order: TPO 160, which is located at 56-58 Pinner Road (Belvedere Court) and one public open space, which is located in Upper Paddock Road. Considering its mainly terraced built form, the Conservation Area has reasonable tree cover with a mixture of street trees and trees in rear gardens. Due to the topographical differences, good views are afforded of trees both within the Conservation Area and in neighbouring areas.

The street tree mix consists of upright hornbeam, a few cherries and three heavily pollarded limes. All these trees need regular management to maintain their size due to their proximity to buildings. The street trees provide linkage and scale to the area. As there is limited tree planting in front gardens, with the notable exception of the TPO referred to above, most of the other tree cover is located within rear gardens throughout the Conservation Area. Some of the largest of these are eucalyptus, with a scattering of birch, sycamore, cherry, Norway spruce, Lawson and Leyland cypress and cedar. None are particularly dominant but they are generally visible through gaps in the housing and especially at road junctions; views are also available from the more modern infill development at Avenue Terrace.

The Recreation Ground has a mixture of native trees on its boundary with Attenborough Fields and ornamental cherries alongside Upper Paddock Road. A number of the cherries have been replaced over the past few years, a process which will continue as the older cherries are reaching maturity. The more formal landscaping of the Recreation Ground provides a transition between the heavily built up urban area to the west and the countryside to the east, which is dominated by Attenborough Field's Nature Reserve and the Paddock Road Allotments.



*Trees at 56-58 Pinner Road*



*Eastern boundary of Oxhey Green Recreation Ground*

## 8.10 The Extent of Intrusion or Damage (Negative Factors)

### Loss of building features

Throughout the Conservation Area there are examples of unsympathetic alterations to the external elevations of buildings. This includes the removal of original chimneys, windows, doors, shopfronts and other detailing, as well as the addition of new wall cladding, porches and satellite dishes. A particularly frequent problem is the replacement of original wooden framed sliding-sash windows with poorly suited uPVC replacements.

### Traffic and Pedestrian Management

Given that the area was developed before cars were invented, there are longstanding issues within this part of Watford over how car parking can be accommodated on some of the narrow streets of terraced Victorian properties. The more radical approaches for tackling this problem, through the demolition of existing properties and their replacement with new parking areas, is not something which is deemed to be acceptable within the Conservation Area. Although traffic levels are relatively low throughout the majority of the Conservation Area, there are high volumes around Pinner Road, Aldenham Road and Chalk Hill, which has a negative impact on the amenity of this setting.



*High traffic volumes along Chalk Hill*



*Insensitive addition of render and non-matching windows/doors*

## 8.11 Neutral Areas

There are some areas of more modern development that have a broadly neutral impact on the historic form of the Conservation Area. Areas that were historically private gardens have been subject to infill residential development at Avenue Terrace and Belvedere Court, while there are rows of garages to the rear of 35-37 Capel Road which do not add anything to the general amenity of the area.

## 8.12 Capacity for Change

As an area of the town that was 'built out' well over 100 years ago, with few obvious sites with potential for substantial new development, the capacity for change within Oxhey is relatively modest. The designation of a conservation area does not however provide a block on any development within its boundaries. The area has changed considerably since it was first built and the renovation and reuse of properties by new owners and businesses is to be welcomed as a means for ensuring the continued vitality of Oxhey as a mixed use area. Change must not however come at the expense of degrading the character and scale that makes the area special, and alterations to properties need to be sympathetic to their context.

## 9.0 Article 4 Direction

An Article 4(1) Direction was served on the following property on the 11th December 2012:  
The Victoria, 39 Chalk Hill.

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a property comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

An Article 4(1) Direction was served on the following properties on the 4th April 2013: **15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35 Aldenham Road; 1, 2, 3, 4, 5, 6, 7, 8, 10, 12, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 36, 38, 39, 40, 41, 42, 43, 44, 45, 46 Capel Road; 1, 2, 3, 4, 5, 6, 7, 8 Caroline Place; 41, 43, 45, 47, 49, 51, 53, 55, 57, 59 Chalk Hill; 1, 2, 2a, 2b, 3, 4, 5, 6, 7, 9, 11, 13, 15, 17, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 53, 55, 57, 59, 61, 63, 65, 67, 69a, 71, 73, 75, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 127, 129, 131, 133, 135, 137 Lower Paddock Road; 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 64, 66, 68, 70, 72, 74, 76, 78, 90, 92, 94, 96, 98, 99, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134 Pinner Road; 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 17, 18, 20, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 38a, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 54, 56, 58, 60, 62, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 76, 77, 79, 81, 83 Upper Paddock Road; 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11a, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 28, 29, 31, 33, 34, 35, 37, 39, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 89, 90, 91, 92, 93, 94, 95, 98, 100, 101, 102, 103, 104, 105, 106, 109, 111, 113, 115, 116, 117, 118, 119, 120, 122, 124, 126, 132, 134, 136, 138, 140, 142 Villiers Road.**

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 1 of Schedule 2 to the said Order:

Class A – enlargement, improvement or other external alteration;

Class C – any other alteration to the section of the roof that faces the street;

Class D – the erection or construction of a porch outside any external door;

- Development within the area defined by the attached map comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class A – the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

- Development within the curtilage of a dwellinghouse comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

An Article 4(1) Direction was served on the following properties on the 4th April 2013: **The Railway Arms, 1 Aldenham Road; 47, 48, 50 Capel Road; Table Hall Pinner Road; 25, 27, 30, 30a, 32, The Rifle Volunteer (36), 88, 97, 99, 107, The Villiers Arms (108), 110, 112 Villiers Road.**

This Direction restricts permitted development rights with regards to:

- Development within the curtilage of a property comprised within the following classes of Part 2 of Schedule 2 to the said Order:

Class C – the painting of the exterior of any building or work.

### **10.0 Local Consultation**

An earlier draft of this Character Appraisal document was published for public consultation from 7th February – 21st March 2014. This final version has been produced with the benefit of the comments received during that consultation.

### **11.0 Management Proposals**

A separate Conservation Areas Management Plan was adopted in July 2013. The document is accessible to view here: [www.watford.gov.uk/conservationareas](http://www.watford.gov.uk/conservationareas)

### **Bibliography: Books & Reports**

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Forsyth, M. 2008. 'The establishment and development of Watford' In Slater, T. & Goose, N. (Eds.) A County of Small Towns: The Development of Hertfordshire's Urban Landscape to 1800. Hatfield: Hertfordshire Publications.

Groves, T.R., Longman, E.G. & Wood, B.N.D. 1984. 'From the Wheatsheaf to the Windmill : The Story of Bushey and Oxhey Pubs.' Bushey Museum Trust.

Nunn, J.B., 1987. 'The Book of Watford: A portrait of our town, c. 1800 -1987.' Watford: Pageprint.

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### **Maps & Plans**

Watford Public Libraries, Undated, Facsimiles of Watford: Dury and Andrews Map, 1766. Watford: Watford Corporation.

Bushey Tithe Map, 1841.

Estate Plans, 1856 and 1857.

Ordnance Survey, 1871.

Ordnance Survey, 1898.

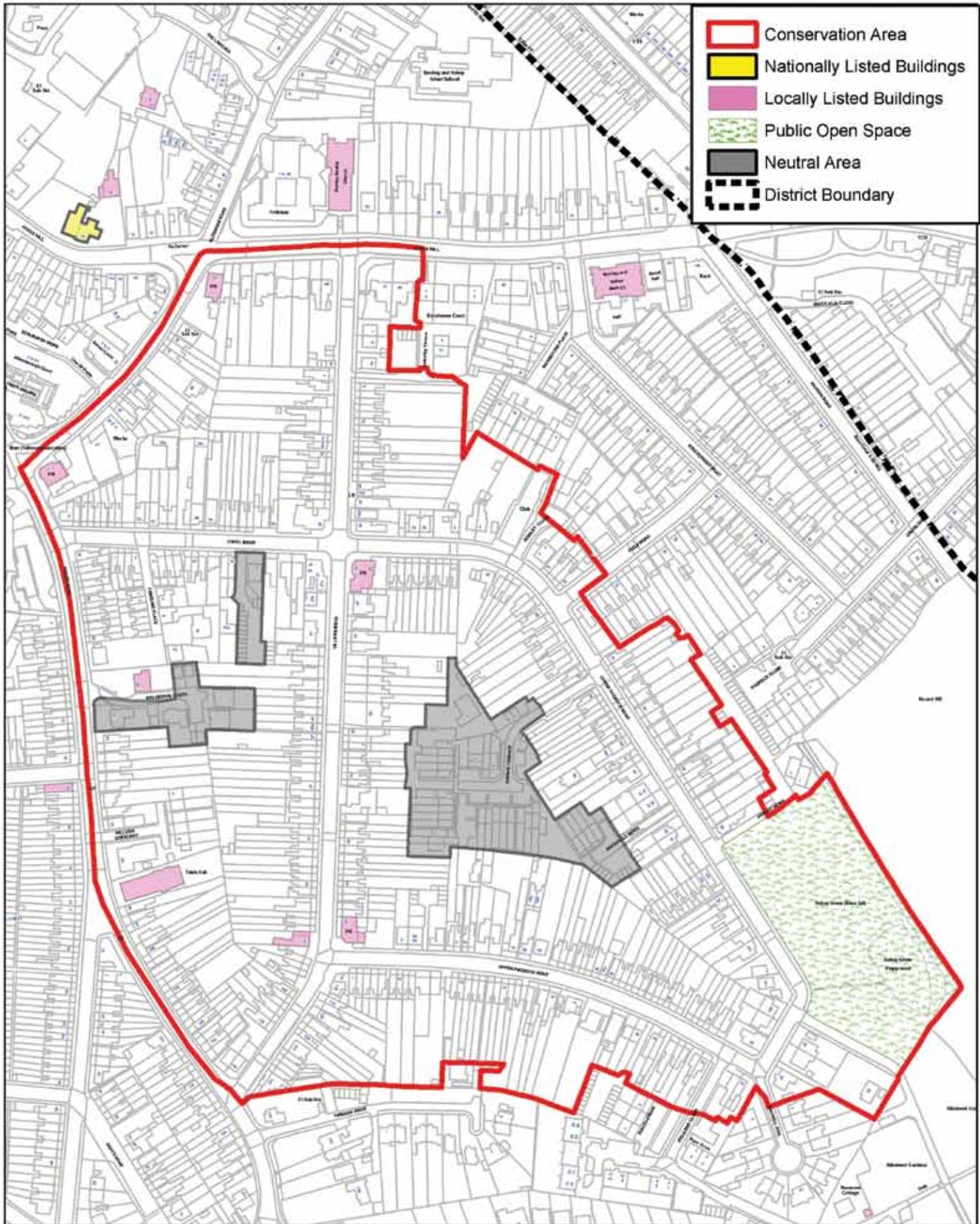
Ordnance Survey, 1914.

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### Oxhey Conservation Area

Produced by Tendai Mutasa, Planning Policy GIS, Jan 2013



Scale: 1:2,623  
at A4



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