

North Hertfordshire District Council  
Development and Conservation,  
PO Box 10613,  
Nottingham,  
NG6 6DH

10<sup>h</sup> September 2025

Dear Sir or Madam,

**070; No.12 Brownfield Way, North Hertfordshire – Design & Access Statement**

This Design and Access Statement has been prepared in support of the Householder planning application submitted in relation to proposed development at No.12 Brownfield Way, Blackmore End, Herts AL4 8LL.

The text herein will seek to describe the proposals, how they relate to the host building and wider context.

- **Site Location:**

The host property is located on Brownfield Way, a quiet street connecting Blackmore Way to the North, with 'The Broadway' to the South.

Brownfield Way is formed entirely of detached dwellings to both sides, in a spacious context with substantial rear gardens and a distinct set back from the public footpath.

None of the houses share a common appearance, style, or size. There are examples of single storey dwellings on the street, but most are two storeys.

Many dwelling are formed of a traditional pitched roof configuration, with the exception of No.10, which appears to have been rebuilt in a 'modernist' cube form with flat roofs of varying height.

There is an extensive planning history for applications on the street. Near all properties on the street appear to have been extended and altered in the past.

- **The host building**

The host building is a bungalow, formed of a single storey and an uninhabited loft/attic space in the roof. It has been historically altered d to the rear in the form of both a flat roof extension and a conservatory. The projecting structures to the front of the property appear to have been added circa 1994

Internally, the layout suggests that the property has been altered progressively over time, with many "through rooms" and irregular room shapes.

Given the single storey arrangement, two of the 4 bedrooms are oriented towards the garden and one of the bedroom shas only a side facing window, whilst the kitchen is located to the front of the property with a relatively small dining room.

Aside from issues concerning the internal layout/space, the property would benefit from a "refresh" but is otherwise is in sound condition structurally and is in Flood Zone 1 (an area with low probability of flooding).



Allen Architects Ltd  
Top Floor Studio  
146 Deptford High Street  
London  
SE8 3PQ

07845244546  
[info@allen-architects.co.uk](mailto:info@allen-architects.co.uk)  
[www.allen-architects.co.uk](http://www.allen-architects.co.uk)  
Company No: 12272281

- **The proposal**

The proposed works subject of the planning application are as follows.

- a) *Erection of single storey rear extensions (to accommodate the TV/Snug room, and create living area)*
- b) *Infill single storey front extensions (forming a flat fronted façade)*
- c) *New habitable roof structure with front and rear gables, 2no. rear and 1no. front facing dormers, 2no. roof windows and hipped gable ends to flank walls.*

The purpose of the proposed work is to create a well-proportioned 4-bedroom family home with private bedroom spaces located predominantly within the roof, and more communal/sociable spaces at ground level and orientated towards the rear garden amenity space.

- **Use class and area schedule**

- o Existing dwelling **GIA = 160m<sup>2</sup>** (4 bedroom) – C3 Residential
- o Additional GIA through extension = 112m<sup>2</sup> - Total Proposed **GIA = 272m<sup>2</sup>**

- **Planning History**

Planning history for the application site as recorded online as follows.

- o *83/00109/1 - Erection of single storey side extension.*
- o *94/00473/1HH - Single storey front extension.*

- **Planning context & precedent**

No.12 is neither locally or statutorily 'Listed', nor does the boundaries of the site fall within a 'conservation area'.

The following policies as defined by the North Hertfordshire Local Plan 2011-2031, are considered applicable to the application.

- o *Policy D1: Sustainable design*
- o *Policy D2: House extensions, replacement dwellings and outbuildings*
- o *Policy D3: Protecting living conditions*

- **Design (scale and massing)**

Extensions and alterations to the property have been carefully considered so as to preserve an overall sense of 'low-rise'/bungalow type development. Additional accommodation is for the most part contained within the front and rear roof slopes with modestly sized dormers, and flat roof areas. Only the entrance hall and master bedroom suite are contained within a central pitched roof with front and rear gable ends.

This gable element has a ridge line roughly 6.5m above external ground level, and approximately 700mm above the overall height of No.10. It should be noted however that apex of the gable will be set in by 7 and 9m from the boundaries with neighbouring properties.

The position of the gable ensures there will be no negative impact on the amenity of neighbour properties by way of loss of light, or overshadowing.

In this same regard, raised existing and new side walls of the property will incorporate a

‘hipped gable’ roof form which ensures that eaves levels are limited to less than 4.5m above ground level where they are adjacent to the boundary.

Aside from the aforementioned gable, the side roof elements of the development will have an overall height set down between 300 – 500mm below neighbouring buildings.

The scale and massing is in-keeping with local patterns of development and serves to preserve the sense of openness in the area. Properties remain distinctly detached in the streets scene and No.12 may be considered ‘subservient’ in the context of other larger structures on the street.

- **Design (materials)**

Extensions and alteration to the property preserve a traditional appearance, with the incorporation of traditional pitched roof forms, but also ‘like for like’ materials.

The design sees the reuse of brick in the external façade to match the original property, as well as pitched roof coverings.

Metal clad dormers offer a degree of contrast from the main roof structure(s) to break up the appearance and ensure this element does not appear “overbearing”.

Our proposal for metal frame glazing is to achieve the minimum frame thickness and to maximise the extent of the glazing.

- **Sustainability**

Whilst planning permission is not required for internal works, our proposals include for the provision of new thermal insulation to the internal surface of external walls. Without altering external appearance, the ambition with this approach is to achieve (if not exceed) the minimum requirements for new build thermal elements and dramatically improve upon the energy efficiency of the property.

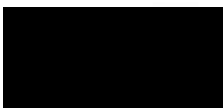
The extensions will not result in any meaningful loss of soft landscaping or pre-existing natural drainage systems.

- **Conclusions**

The submitted proposals will dramatically improve living conditions of the existing dwelling creating separate private and communal areas, and a family space more proportionate to the context of a 4 bedroom property.

Furthermore, the proposals can be demonstrated to protect the amenity spaces of neighbouring properties (internal and external) and serve to preserve and enhance the character and appearance of the local area..

Yours faithfully,



James Allen  
Director  
Allen Architects Ltd