

PLANNING  
DEPARTMENT

30 AUG 2017

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## Design & Access Statement

Proposed Extension & Alterations

Woodfield Cottage  
Woodfield Lane  
Brookmans Park  
AL9 6JJ



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## 1. Introduction

The existing property at Woodfield Cottage is a poorly designed dwelling which has been extended over the years resulting in a mix of styles and a jumbled appearance. The limited extension and alterations proposed are an attempt to mitigate the unpleasant appearance somewhat.

## 2. Use & Amount

The proposal is for a modest extension with a footprint of 5.6m<sup>2</sup> only. It is also proposed to introduce a gable fronted feature to partially replace the existing front flat roofed extension.

## 3. Layout

There are no significant changes to the layout. The increase in footprint is minimal.

## 4. Landscaping

There are to be no landscaping implications as a result of this proposal. The existing landscaped front garden of the property is to be retained.

## 5. Appearance/Design

The appearance of the property to the street is greatly enhanced by the proposed changes. The applicants recognise that the street view of the property is poor and that the large expanses of flat roofs are major contributors to the poor appearance.

## 6. Access

There are no implications to access.