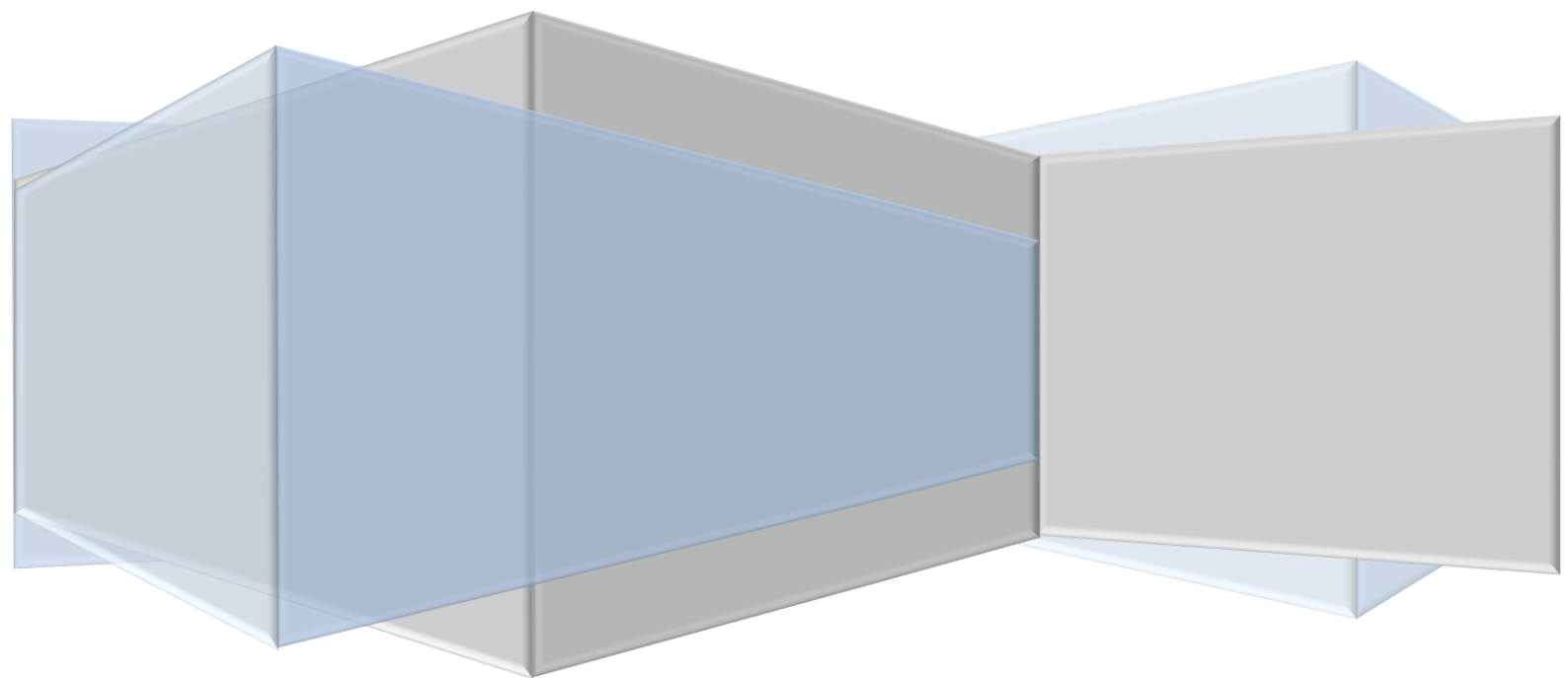


**Andrew Scott Associates Architects**

**DESIGN AND ACCESS STATEMENT FOR  
PROPOSED DEVELOPMENT AT**

**Wildewood, Kentish Lane, Brookmans Park,  
Hatfield, Herts AL9 6LG**



# Design and Access Statement for Proposed Development at

**Wildewood, Kentish Lane, Brookmans Park, Hatfield, Herts AL9 6LG**

**October 2017**

01. The property comprises of a detached period house constructed in the 1990's. The property is a single family dwelling on two floors with basement and accommodation within the roof void.
02. The house is set in substantial grounds extending to almost 1.53ha. It is located on the East Side of Kentish Lane, a short distance from its junction with Wildhill Road.
03. The existing house is sited a substantial distance from the road where the land has a steep incline and the fall is such that the house cannot be seen from any part of Kentish Lane. The site is totally screened by established trees and vegetation.

The site does fall within the Metropolitan Green Belt.

04. The Development comprises of the demolition of existing external pool and outbuilding structures removal of external paving and terraced areas.

The excavation and construction of a basement with a ground floor extension.

05. The application to which this Planning Statement applies follows on from a pre-application scheme submitted in June 2016 Ref No. 6/2016/1075/PA.

The original pre-application submission was again for a single storey side extension with basement pool facilities.

The advice given at the time was that the proposal was excessive in size and disproportionate to the existing dwelling.

06. The current application offers a substantial reduction to both ground and basement levels. The actual floor area (footprint) has been reduced from 574.4sq.m to 375sq.m offering a 65% reduction from the original scheme.

The report stated that the previously proposed extension would result with the loss of Green Belt openness. The same report also accepts that the extension would be inconspicuous and concealed from view from the highway and surrounding countryside.

The current proposal shows a substantial reduction to the scheme previously submitted and the Pre-Application protocol.

The applicant considers that the proposal would not necessarily be disproportionate to the existing building, and amplifies the fact this would not be visible from any of the surrounding areas.

07. The applicant accepts that the site is within the Metropolitan Green Belt, but points out to the fact that such a development will not have any adverse effect to the openness of the Metropolitan Green Belt and will not have a material impact to either the main dwelling or its setting. In this regard the applicant feels that the scheme would be in accordance with Policy RA3.

This proposal will be of a high quality design and thus compliant with Policy D1 & D2 of Welwyn Hatfield District Plan 2005.