



## Design and Access and Heritage Statement

**4 BRADOTES,  
MOOR GREEN,  
STEVENAGE,  
SG2 7AT**

GROUND FLOOR EXTENSION TO EXPAND THE KITCHEN AND IMPROVE FUNCTIONALITY



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# 1 Introduction

- 1.0 Lesly Pilgrim and Robin Walters instructed HRL Design Servies LTD to prepare planning proposal documents for refurbishing 4 Bradcotes, Stevenage, SG2 7AT, comprising of single ground floor extensions to improve the functionality of the layout in line with modern family living.



Figure 1: No. Bradcotes

## 2 Location

- 2.0 Moor Green is a village settlement between Hertford and Stevenage within East Herts District Council. It is within a rural area beyond the Green Belt and is within the Ardeley, HA4, Conservation Area.
- 2.1 Moor Green is a group 3 village according to East Herts DC Policy VILL 3, allowing development that is in keeping with existing properties and without losing any areas of significant open space. As it is, rural area extensions and alterations to an existing private dwelling are allowable.
- 2.2 The village is of a varied character, with areas of green space between small pockets of development.



### 3 The Site

- 3.1 Numbers 1 to 6 Bradcotes are a small pocket of three semi-detached inter-war properties. Numbers 3 and 4 are central to this group. No. 3 Bradcotes has granted permission to make substantial changes to the rear of the property in the form of a new dormer window at the second-floor level and a side extension to increase the footprint of the development.
- 3.2 Number 4 Bradcotes, like its neighbours, is of two storeys with a reduced eaves line to the upper storey punctuated by flat-topped dormer windows giving it a slightly horizontal emphasis, particularly when viewed as part of the pair. To the rear of the property are some single-storey outbuildings.
- 3.3 Within 2 Bradcotes is a small tree to the front of the property.

### 4 Planning and Heritage

- 4.0 Lying within the Conservation Area proposals should comply with the East Herts District Plan, particularly policies GBR2, DES4, HOU11 and HA4. Also, the proposals should accord with the NPPF.
- 4.1 Previous proposals reference 3/03/1376/FP were granted on the 10<sup>th</sup> of July 2003 with conditions imposing a time limit to the build completed within the time frame.
- 4.2 Upgrading, enlarging and modernisation will improve heating and insulation standards, increase energy efficiency, improve sustainability and make it suitable for modern family living, adding to the vibrancy of the village and contributing such public benefits as is the aim of the NPPF.
- 4.3 It is also noted that there were no objections to the previous proposal regarding neighbour amenities or transport issues, and it is submitted that this should remain the case.

### 5 Proposals

- 5.0 The proposal is a smaller revised footprint from previous applications. The internal extension provides a more fluid layout between the kitchen and dining space to align with more modern family living.
- 5.1 The proposal aims to square the rear elevation in line with the current layout and complement the proposal for no. 3 Bradcotes
- 5.2 The proposals include a flat roof as existing with an integrated roof lantern for maximum daylight gain that is less imposing than a pitched roof.
- 5.3 Similarly, on the front of the property, the proposal is to replace the small window on the stairwell with a larger opening allowing for maximum daylight and visibility that internal modifications can not achieve.



5.4 All Exterior materials are to match existing.

## 6 Accessibility

6.0 The proposal allows for the reduction of different changes in levels internally to allow ease of accessibility throughout the new layout.

6.1 Previously granted applications already made improvements to accessibility that are unchanged in this proposal.

## 7 Summary

7.0 The proposal is a sympathetic design in line with the host building and proposals within No. 3 Broadcotes that are, therefore, subservient to the overall development

7.1 Its character, however, reflects that of the host in its roof angles, materials and fenestration.

7.2 It is respectful to and does not harm the existing amenity of its neighbours.