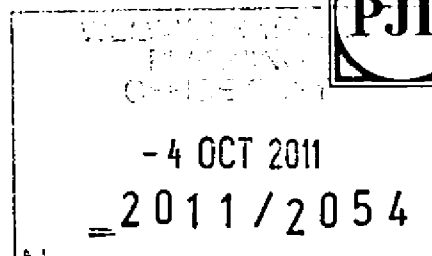


7 BIRCHWOOD AVENUE HATFIELD HERTFORDSHIRE

DESIGN AND ACCESS STATEMENT



USE

House numbers 5 and 7 Birchwood Avenue are the middle pair of a short row of three similar pairs of two-storey semi-detached houses.

Numbers 1 to 11 Birchwood Avenue are positioned on the north side of the road, to the east of the roundabout junction with Comet Way and to the west of the roundabout junction with Crawford Road and Chelwood Avenue.

House number 5 is currently used as a three-bedroom dwelling house.

House number 7 is currently used as a dental surgery with reception and waiting rooms on the ground floor and treatment rooms on the first floor.

The proposal is to alter and extend the ground floor of house number 7 to form disabled use facilities on the ground floor.

The current dentist surgery does not make efficient use of the building and it does not offer convenient use for the elderly and disabled. The surgery cannot continue much longer in its current form and if the buildings cannot be extended and altered as proposed then it will have to re-locate to new premises.

AMOUNT OF DEVELOPMENT

The proposal is for the construction of a single storey rear extension to the full width of house number 7 and to replace the existing brick outbuilding with a larger building to provide a staff room with a separate toilet.

The extension and the new building would be brick built and with pitched roofs constructed with materials to match the external appearance of the existing building.

The front garden of house number 7 would be altered to provide a parking area and footpath suitable for a disabled parking space and a new pavement crossover would be constructed to provide vehicle access. The remaining front garden would remain as existing but with a small paved area set aside for secure cycle parking for patients.

There would be no alteration to the front or side of the existing house other than the replacement of the existing front door to provide a door with level access and of a width suitable for disabled use.

An area of the rear garden would be set aside for the storage of non dental waste in separate containers for recycling and for the secure storage of staff cycles.



The existing fencing would be extended and increased in height as necessary to provide privacy for the adjoining properties.

INDICITIVE LAYOUT

The proposed layout is shown on the drawings submitted with this application.

SCALE PARAMETERS

The proposed extension would be 4.5m deep with the top of the roof finishing below the level of the rear first floor windows. The new staff room and WC would be of similar size and proportion to the adjacent garage to house number 9.

INDICATIVE ACCESS POINTS

Pedestrian access to the buildings is via the public footpath to the current front door position.

Vehicle access to the car parking would be via the public highway over a new pavement crossover.