

**5 & 7 BIRCHWOOD AVENUE HATFIELD
HERTFORDSHIRE**



DESIGN AND ACCESS STATEMENT

2013/0354

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.

House number 7 already has permission for a single storey rear extension with an outbuilding to accommodate a staff room.

The current proposal is to extend the ground floor and alter both properties to form a single level surgery with disabled use facilities on the ground floor and a single two bedroom flat on the first floor. The outbuilding would not be required as the staff facilities can be accommodated within the extended building.

A single level ground floor surgery would considerably improve the quality of the facilities for both patients and staff and a single flat for the first floor will provide a good level of space for the domestic accommodation.

AMOUNT OF DEVELOPMENT

The proposal is for the construction of a single storey rear extension to the full width of both houses and dispense with the brick outbuilding to provide a staff room with a separate toilet.

The extension 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 already has permission to be altered to provide a parking area and footpath suitable for a disabled parking space with a new pavement crossover to provide vehicle access. The front garden of house number 5 would remain unaltered for use by the occupants of the first floor flat.

The rear garden of both properties would be combined into a single space that will be kept and maintained by the surgery



The windows of the treatment rooms have been increased in size to provide a more attractive outlook for the patients.

There would be no additional windows to the front or side of the existing houses.

The windows to the waiting area would be provided with obscured glazing to provide some privacy for the users of the front garden of house number 5.

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.

INDICITAVE ACCESS POINTS

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

Vehicle access to the car parking would be via the public highway over the pavement crossovers.