

**5 & 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 numbers 5 & 7 are currently being converted to a ground floor dental surgery and a first floor flat in accordance with approved planning application number S/2013/0354/FP.

AMOUNT OF DEVELOPMENT

The current proposal is to construct a small single storey extension to the entrance of house number 7 to provide for an improved circulation area between the entrance door and the reception desk.

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

INDICITIVE LAYOUT

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

SCALE PARAMETERS

The proposed extension would be 2.5m wide and 1.0m deep with the top of the roof finishing below the level of the first floor windows.

INDICITAVE ACCESS POINTS

There would no changes to the access points.

