



# Design & Access Statement

Prepared by  
**Urbanist Architecture**

## Our Reference

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163- DA7 4RN

## Report Date

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04/08/2021

## Address

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77 Pickford Lane London DA7 4RN

## Proposal

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Ground floor extensions and loft dormer extension to the existing osteopathy clinic and change of use to a veterinary clinic.

# Introduction

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This document has been prepared by Urbanist Architecture Ltd on behalf of the applicant to accompany a full planning application along with supporting plans and documentation for the proposal of ground floor extensions and loft dormer extension to the existing osteopathy clinic (Use Class E) and change of use to a veterinary clinic (Sui Generis).

The presented scheme has been developed to provide a high quality veterinary surgery, which meets the golden standard for cat friendly veterinary clinic. This proposal represents the opportunity to improve the overall appearance of the building and create a state-of-the-art veterinary facility.

This statement should be read in conjunctions with the drawings. The design of the intended development has progressed in accordance to the National Planning Policy Framework (NPPF), Bexley Core Strategy and the London Plan 2021.

This document forms part of the Planning Application for the development of the site and should be read in conjunction with the following supporting information:

**Existing Drawings:**

163-DA7 4RN-URB-DR-A-0001-P01-Existing

**Proposed Drawings:**

163-DA7 4RN-URB-DR-A-1001-P01-Proposed

# Planning Policy Context

## National Planning Policy Framework (2019)

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**Chapter 12** - Achieving well-designed places

**Chapter 6** - Building a strong, competitive economy.

**Chapter 7** - Ensuring the vitality of town centres.

## London Plan 2021

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**Policy D4** - Delivering good design

**Policy GG5** - Growing a good economy

## Bexley Core Strategy 2012

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**Policy CS02** - Bexleyheath geographic region

**Policy CS08** - Adapting to and mitigating the effects of climate change, including flood risk management.

**Policy CS09** - Using Bexley's resources sustainably

**Policy CS12** - Bexley's future economic contribution

**Policy CS13** - Access to jobs

## Bexley Unitary Development Plan

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**Policy T17** - Off-street parking spaces

## Supplementary Planning Documents/Guidance

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National Planning Practice Guidance

National Design Guide

Bexley Sustainable Design & Construction Guide 2007.

## Principle of Development

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The NPPF highlights the significance of supporting economic growth and local business needs. This is further supported in the Bexleyheath Core Strategy (2012) in policies CS12 and CS13 which looks to facilitate a varied balance of local businesses, retail, and residential land uses to support the local economy and provide a variety of employment options- particularly high quality knowledge based jobs.

Considering the proposal site is located within close proximity to The Broadway, Bexleyheath Station, and situated in Crook Log- a residential area; the proposal of a veterinary surgery (sui generis) would be suitable. The proposal offers a new employment opportunity and maintains the diverse land uses around this area.

Overall, the proposal would facilitate a brand new state-of-the-art veterinary service and rejuvenate the existing building to positively contribute to the aesthetic character of the area and its diverse range of local amenities.

# Planning History

**83/00346/FUL**

Approved



1983

Change of use from residential to surgery.

**94/01102/FUL**

Approved



1994

Single storey extension to front including a porch single storey extension to rear and parking to the rear.

**00/02537/FUL**

Approved



2000

Removal of condition 3 on planning permission 83/00346/FUL dated 26.5.83 to allow the use of premises as natural medical health centre.

**12/00467/FUL**

Refused



2012

Single storey rear extension to provide one self-contained unit of accommodation and provision of parking space.

# Planning History

**12/01162/FUL**

Approved



2012

Single storey rear extension to provide 1 x 1 bed. self-contained flat and provision of parking space.

**16/02914/FUL**

Approved



2016

Change of use from a clinic to mixed use for a clinic ancillary 1 x 1 bed residential accommodation for staff with associated parking spaces.

**20/01308/FUL**

Withdrawn  
by council



2020

Change of use from non-residential institution (Class D2) to a single private residential dwelling (Class C3).

**20/02972/FUL**

Refused



2020

Demolition of existing non-residential institution (Class D2) and erection of a two storey building to provide ground floor facilities for a Veterinary Surgery and 3 x 1 bed flats and a maintenance engineers office area on the first floor. with associated car parking facilities.



## Location & Setting

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The site is in the Crook Log ward of the London Borough of Bexleyheath. The application site is on the Western side of Pickford Lane and accommodates a detached single storey osteopathy clinic with customer parking at the rear and some to the front. The surrounding area of Pickford Lane has a multitude of uses, with Bexleyheath Station and local amenities to the South and predominantly residential uses to the North- the site located between both.

The property is a single storey detached building on the corner of Pickford Land and Jenton Avenue. The site has had clinical uses since 1983 and has benefitted from a series of extensions and modifications to support this use.

The site is not located within a conservation area nor is it a listed building.

# Flood risk

The site is within flood zone 1, as such no flood risk assessment is required.



### Flood map for planning

Your reference  
**163- DA7 4RN**  
Location (easting/northing)  
**548287/176359**  
Scale  
**1:2500**  
Created  
**4 Aug 2021 9:36**

-  Selected point
  -  Flood zone 3
  -  Flood zone 3: areas benefiting from flood defences
  -  Flood zone 2
  -  Flood zone 1
  -  Flood defence
  -  Main river
  -  Flood storage area
- 0 20 40 60m

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## Use

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The current use of the building is an osteopathy clinic (Use class E) however, the building has been vacant for over sixth months.

The intent of the new owner is to change the use of the building into veterinary clinic.

Previous application (ref. 20/02972/FUL) sought to demolish the existing building and change the use of the site to veterinary clinic. Although, the application was refused, proposed change of use was not considered to be one of the reasons for refusal.

Therefore, it is considered that the change of use to a veterinary clinic is deemed acceptable.

# Amount & Layout

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The total site area is 537.44 sqm

The existing general internal area (GIA) is 127.60 sqm

The proposed GIA is 310.62 sqm

Mass and scale of the proposed extensions to the side, rear and to the roof, will partially reflect the development of the property at No 79 Pickford Lane, which was allowed in 2019 (ref. 19/02567/FUL). Bulk of the proposed development of the site at No 77 Pickford Lane is considered to be more appropriate. The proposed different shapes, materials and levels of the roof of the rear extension are regarded to be visually attractive, contemporary, yet still cohesive to the host building and wider context.



Existing side elevation.



Proposed side elevation.

## Existing Ground Floor Plan

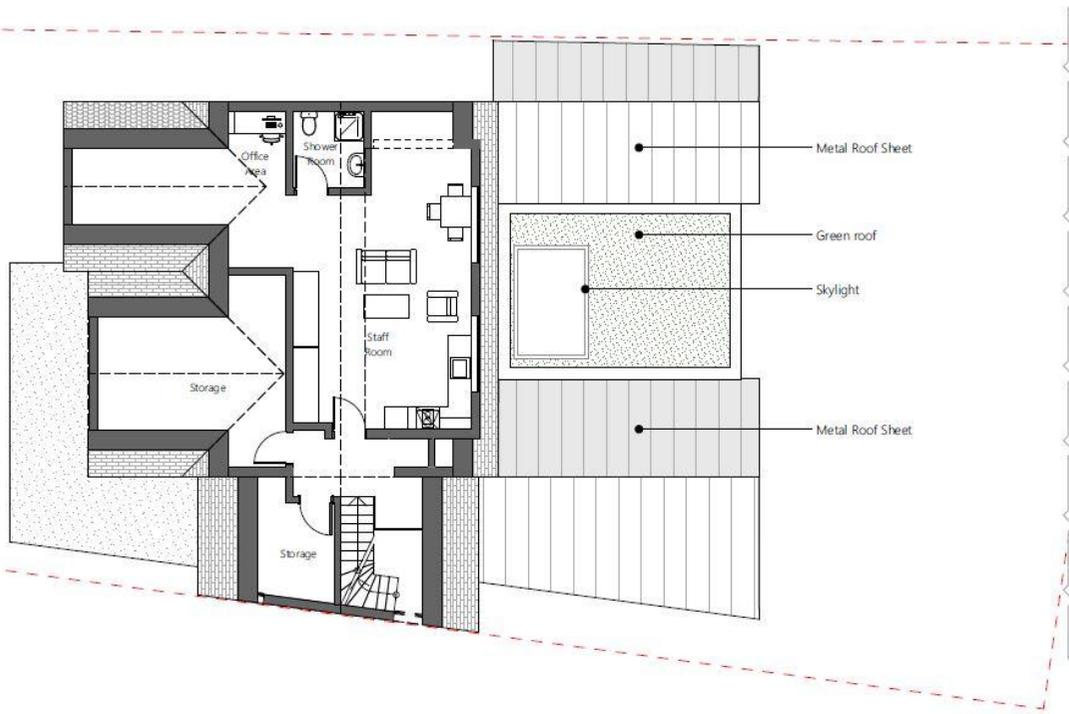
The ground floor consists of seven rooms, a reception area, and a bathroom to the rear. On purchase the property was vacant and as such the previous use of the rooms is unknown.





## Proposed Ground Floor Plan

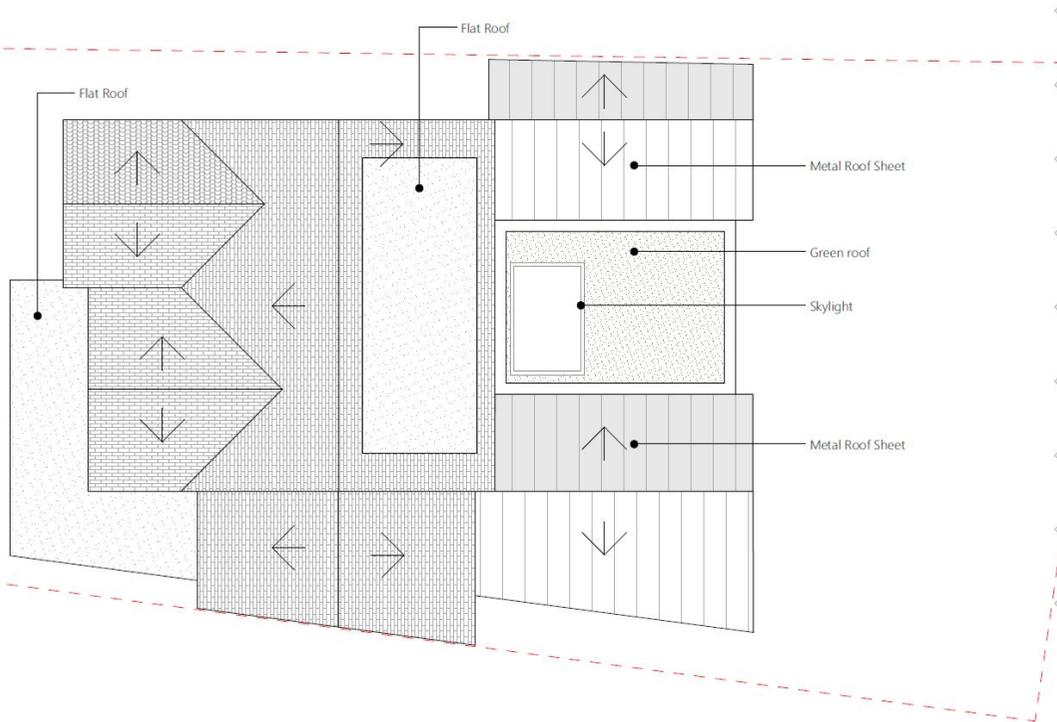
The proposed ground floor looks to transform the space into a high quality veterinary facility consisting of the main entrance, with two separate waiting rooms, a reception area, and an enclosed office and pharmacy to the front. The space is divided by the consultation rooms which separate the waiting area to the front and the specialist treatment rooms to the rear. The rear of the ground floor will provide WC, two theater rooms, recovery room, an x-ray room, a dental treatment room, kennels, a cattery and an isolation room. To the side, a storage room accessible from the inside and outside is located. Access to the proposed first floor is via a staircase located behind the office. The space to the rear of the building will be utilised for deliveries and loading, four proposed car parking spaces, bicycle racks, and refuse storage is also proposed. The front of the site will accommodate two parking spaces, including one disabled parking space, an outdoor dog toilet area, and planting boxes.



Loft  
Scale: 1:100

## Proposed First Floor Plan

The first floor is proposed as a staff room. The accommodation contains an open plan design which consists of a combined kitchen, living and office with a separate shower room. There are two additional storage spaces to the front of building.



## Proposed Roof Plan

The roof at the front elevations are to be tiled which maintains the appearance of the original roof. Existing pitched dormers are to be retained but the main roof is to be hip to gable.

The dormer extension roof will be flat.

The rear extension will have zinc cladding roof on either side of the proposed green roof with integrated skylight. The shape and form of the rear extension roof is complementary to the existing roof shapes, is contemporary and visually attractive.

# Scale

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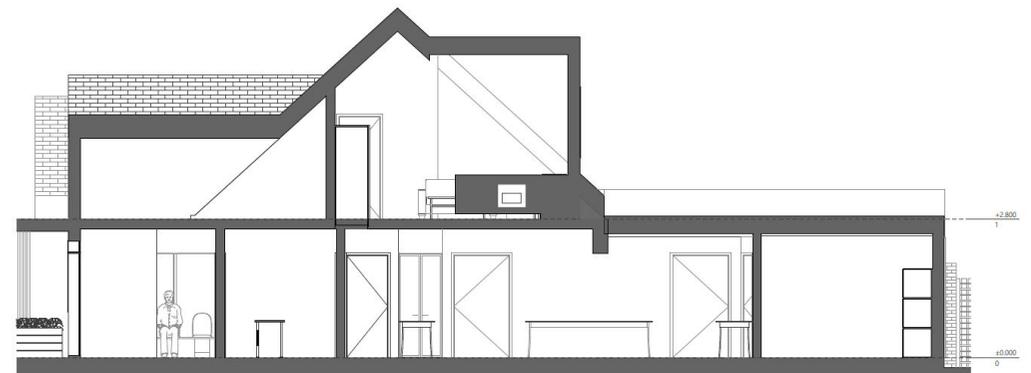
Ground floor alterations, including the rear and side extensions, allows for specialist treatment rooms and staff facilities to be provided.

The proposal provides an additional 112 sqm of internal workspace to the ground floor and an additional 70.66 sqm on the proposed first floor.

The first floor will provide substantial storage for the building in addition to the staff room to store private belongings, lunch and shower.

The extension to the rear and the development of the first floor will utilise the space far more effectively than before, creating an additional 183 sqm of space.

The proposed clinic strives for a Gold Standard cat friendly clinic , which seeks to eliminate cat-dog contact as much as possible in order to avoid additional stress to the animals, hence additional internal space is very much sought after.





## Appearance

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The front elevation will benefit from rearranged step-free access and provide planting in the forecourt. The external materials combine features of the existing building and new features, creating a refreshed and updated look which compliments neighbouring designs. The overall form of the front elevations will maintain a similar appearance to the existing building. The proposed scale and the application of materials of the ground floor rear extension creates a modern and coherent addition to the building.

The rear dormer roof extension on the first floor does not impose on the original appearance of the building from the front elevation, offering a modern addition to the original property.

Anthracite grey is proposed for the structural elements and railing- in keeping with the darker elements found on the original building. The walls will remain to be white render and the windows will be in anthracite light grey. The main roof will be made of grey slate. The proposed roofs on the rear extension will be in zinc cladding to compliment the rest of the buildings. The green roof divides the zinc roofs, providing a pleasant outlook from the first floor dormer extension in addition to drainage mitigation and biodiversity benefits.

Alterations to the appearance of this building will improve its overall contribution to the appearance and character of the area and create a high-quality veterinary facility.

# Materials

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## **Anthracite grey**

For structural elements

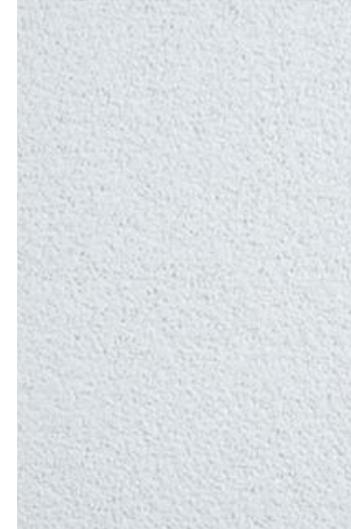
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## **White render**

For external walls

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## **Aluminium light grey**

For windows

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# Materials

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**Grey slate**  
For main roof



**Zinc Cladding**  
For rear roof



**Green roof**  
For rear roof



## Access

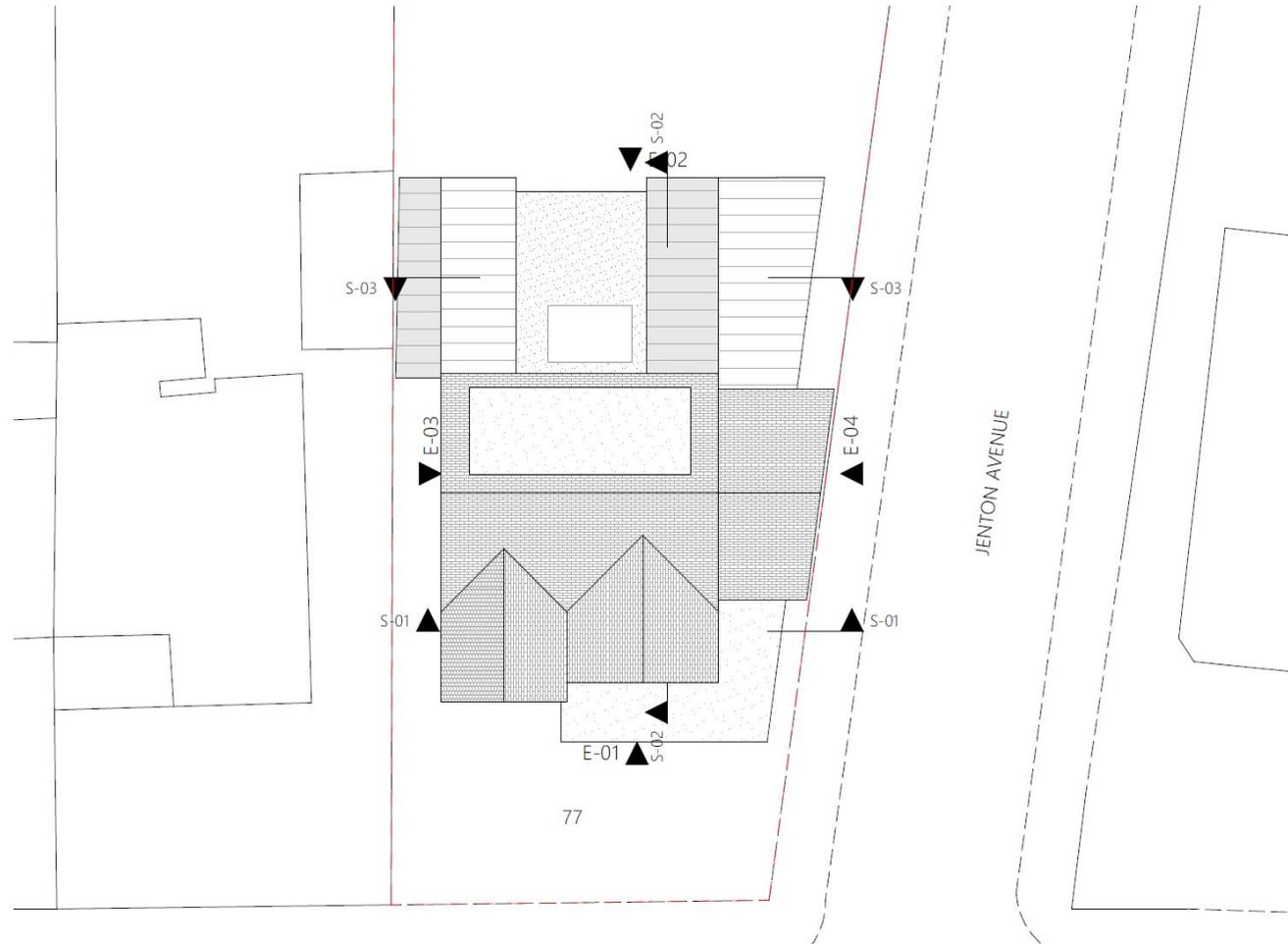
The proposed layout maintains the original main entrance to the front elevation (E-01) of the building on Pickford Lane. This entrance will be rearranged from the original but continue to provide step-free access for clients.

Front garden will maintain parking spaces but with a clear addition of a disabled parking space.

A separate staff entrance is proposed on the northern elevation (E-04). There is additional access via the storage room to the rear of the building from the loading area and front car park.

To the rear of the building, car parking is maintained for staff and customers and bicycle racks are proposed to promote sustainable transport means.

The parking and loading area is accessible via Jenton Avenue on the northern side of the site.



## Summary

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This proposal is for ground floor side and rear extensions and a loft dormer extension to the existing osteopathy clinic and change of use to a veterinary clinic at 77 Pickford Lane. The proposal will improve the quality of the building in addition to diversifying and contributing to the local economy and services around Bexleyheath.

The proposed extension to the ground floor will provide enough space to create a veterinary service with modern facilities. The change of use from osteopathy clinic to veterinary surgery will contribute to the range of services available around Bexleyheath and maintain similar levels of activity on site to the previous use. The proposed design will renew the current condition of the building to make an overall positive contribution in both function and appearance to the local area.

The design has maintained and upheld accessibility features such as parking to the front and step-free access.

Alterations to the rear accommodate refuse and cycle storage in addition to maintaining the existing parking, creating a more functional space which supports alternative transport options for staff and visitors.

Overall, the design makes a contemporary contribution to the existing building to allow space for high-quality veterinary practice rooms whilst maintaining a similar but updated appearance to 77 Pickford lane.

Should there be any additional information or clarification required in order to consider this application, please do not hesitate to contact Urbanist Architecture Ltd. We are more than happy to cooperate with the planning department any way that we can.

# Precedents

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01

19/02567/FUL



**79 Pickford Lane Bexleyheath Kent  
DA7 4RW**

Single storey side and rear extensions, alterations to roofline incorporating rear dormer extension including change of use to a childrens day nursery (Class D1).

02

20/00644/FUL



**3 Burnell Avenue Welling Kent  
DA16 3HN**

Part one/part two storey side and rear extension for the change of use from single dwellinghouse (Class C3) to House of Multiple Occupation (Sui Generis) for up to 8 persons.

03

19/02944/FUL



**46b Woodside Road Sidcup Kent  
DA17 7JQ**

Change of use from mixed use (D1/D2) to a beauty salon for aesthetic specialist treatments (Sui Generis).



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