

Site

4 Crook Log, Bexleyheath, Kent, DA6 8BW

Introduction

This design and access statement has been prepared in support of the application to extend the detached dental laboratory.

It sets out the factors behind the submitted design proposal, putting it into the context of urban design, planning and other factors influencing the site and hence the design solution.

The Site and Location Assessment

Danson Park Dental Practice is located on the north side of Crook Log (A207) approximately 1 mile west of Bexleyheath town centre. It is within easy walking distance to the centre and the local amenities. The main building is three-storeys, finished externally in brickwork with ground floor projections, under a slate tiled roof. A large parking is located to the front with a drop kerb onto the road. To the rear there is a small, grassed area adjacent to the building with a tarmac hardstanding to the rear boundary. Standing on the tarmac area is a single store flat roof building, used as a dental laboratory. This structure is finished in brickwork with a felt flat roof over.

Planning History

- Ref. No: 86/00242/FUL - Erection of detached dental laboratory Application Permitted with Conditions
- Ref. No: 88/01145/FUL - Single storey extension to rear Application Permitted with Conditions
- Ref. No: 09/01681/FUL - Part one/part two storey rear extension to provide dental practice on ground floor and 3 x 1 bed self contained flats on first and second floors. Application Refused
- Ref. No: 10/00985/FUL - Single storey rear extension and relocation of dental practice to the ground floor. Alterations and change of use to first and second floor from D1 (dental use) to C3 (dwellings) to provide 1 x 2 bed flat and 1 x 1 bed flat. Application Permitted with Conditions
- Ref. No: 10/00985/FUL01 - Details to condition 4 (Use of the land for vehicle parking) and 5 (Windows to the rear) pursuant to planning permission reference 10/00985/FUL relating to single storey rear extension and relocation of dental practice to the ground floor. Alterations and change of use to first and second floor from D1 (dental use) to C3 (dwellings) to provide 1 x 2 bed flat and 1 x 1 bed flat. Details Approved

Proposed Development

The current application seeks to extend the dental laboratories approved in 1986. The extension will provide an additional lab with a small circulation area between the two areas. The works will be finished to match the existing building approved under application 86/00242/FUL.

Our clients have just purchased the site and are intending to carry out a full refurbishment of the main building. These works will provide high quality dental surgeries and associated facilities. While the works are completed the new dental laboratory will allow the practice to continue see the large number of NHS patients coved at this location. When the building works are complete the new space created under this application will provide the dental technical laboratories.

Development Amount

The works have not increased the footprint of the main building, the single storey laboratory will be extended by 15.3m².

The **Scale** of will remain as existing with a small alterations to the rear detached building. It will not create any over shadowing issue or impact form the neighbouring properties.

The **Landscaping** proposals are shown on the submitted plans.

The proposed works will not alter the **Appearance** of the main dwelling.

Access to the dwelling will be unaffected by the proposals as set out above.

Summery

Proposed works as set out above, will have no impact on the adjacent buildings or wider local area.