

DATE 4<sup>th</sup> December 2023  
PROJECT Toby Carvery Bexleyheath  
ADDRESS Crook Log, Bexleyheath, London, DA6 8EQ

## **2527 – DESIGN, ACCESS & HERITAGE STATEMENT**

### **INTRODUCTION**

This statement is prepared in support of the submitted planning application and should be read in conjunction with the accompanying details, supporting documents, architectural drawings and planning application forms.

### **SITE DESCRIPTION AND ITS SURROUNDINGS**

The proposed site is situated in a suburban area of Bexleyheath, South London and contains one listed property. The building is an eighteenth century Grade II listed building. Works included within this proposal are to the grounds and public house building only and all future references to the building will refer to the public house.

### **SITE ACCESS**

The site is easily accessible from the A207 (Crook Log) with ample parking on site and space for deliveries off the road.

### **FLOOR SPACE**

The ground floor of the property has an overall internal floor space of approx. 541sqm, which will remain unaffected by the proposals.

### **USE**

The property currently trades as a licensed premise and this use will remain unaffected by the proposals.

### **HERITAGE STATEMENT AND JUSTIFICATION**

The Crook , which has operated as a Toby Carvery for several years, is a 18<sup>th</sup> Century painted brick 2 story building with tiled roof and two bays to the ground floor. A single story extension to the west with bay window and modern extension to the east.

The building has undergone many alterations throughout its history and is in need of a general uplift to make better use of the space, tidy up the site and prolong its use. The proposed works relate primarily to cosmetic issues and the removal of some of the modern additions from previous refurbishments and the addition of new ones, but will be detailed on the attached drawings and in the description of works below.

The primary heritage features of the building such and the overall scale and situation of the building will remain unaltered by these proposals and as such the impact of these alterations is considered to be relatively minimal.

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### **LAYOUT, DESIGN & WORKS**

#### EXTERNAL WORKS (also refer to the associated layouts)

The proposed works described below will not be detrimental to the overall character, appearance or setting of the existing listed building. They will complement and enhance the heritage features of the building and prolong the longevity and use of the heritage asset.

Full re-decorations will be undertaken to all external areas and joinery elements with pre-decoration repairs as required to any damaged elements. The existing external floodlighting are to be replaced with new LED slimline floodlight fittings to the same positions or replaced with new up/down “wallwasher” lights which are to be installed along the public-facing facades to improve security, wayfinding and aesthetics from the car park and road.

Festoon posts and lights and added to the north edge of boundary of the site. The existing sleeper planter to the entrance to be re-stained and replanted. Twinkle lights are to be added to the large tree to help signal the entrance. Two large trees are to have their crowns lifted to improve sightlines to the building with twinkle lighting to the tree to the south of the building to help signal the main entrance.

#### INTERNAL WORKS (also refer to the associated layouts)

The proposed internal works have limited impact on the visible existing or external appearance of the public facades of the heritage building and will therefore maintain the architectural interest of the property.

New timber doors are to be installed to the inner entrance lobby and a new display case built around a timber studwork frame installed to the right upon entry. The existing fixed seating is to be reconfigured and modern dividing screens are to be altered to suit the revised layout, including the installation of new. Several modern door sets are to be removed and replaced with new, primarily around the WCs and kitchen and new sanitaryware is to be installed to the WCs.

New floor finishes are to be installed throughout, except the timber flooring in the entrance area which will be retained but refinished. New carpets will be laid to the restaurant, bar seating and flex areas. New tiling will be laid in the carvery queueing area and new non-slip vinyl flooring will be laid to back of house areas including kitchen, bar, behind the carvery and to the toilets. New barrier matting will be installed to transition areas and doorways as indicated.

New wall finishes will also be installed throughout. Primarily this will be redecoration of the existing walls with new paint or wallpaper finishes. New walls will be skimmed and decorated with small areas of tiling around the carvery area. Existing ceilings are to be redecorated with a paint finish and patched up where light fittings are relocated.

New electrical and light fittings will be installed throughout, with a mixture of different fittings to existing points where possible.

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### **SCALE OF THE PROPOSALS AND LOCAL NATIONAL POLICIES**

We believe that the design is to a high standard and suitable for this site. The materials and finishes to be used and scale of the proposals are in keeping with the nature of the building and local area.

The proposed development is sympathetic to the scale of the building and its architecture, so will not have an adverse impact upon the local amenities or detract from the character of the area. Therefore, the submitted proposals are in line with current local and national planning policy guidance. It is considered that the proposals accord with the principles outlined within these policies.

Consideration has been given to the overall layout and design of the proposals in accordance with the current NPPF, National Planning policy Framework (and other local and national policies that may still be relevant subject to the Local Plan) to avoid any detrimental and overbearing impact or loss of local amenity and privacy to surrounding properties. Proposed external works are to be in keeping with the character and scale of the surrounding architecture. The site has not been over developed and would not deprive neighbouring properties and residents of light, privacy or raise security/noise issues.

The proposals will not have a detrimental effect on the existing roads, sewers or public services. The submitted proposals do not over develop the existing site.

It is considered that proposals of this scale would be appropriate in the context of the area.

### **CLIMATE CHANGE MITIGATION**

The efficient use of energy is a strategy that our client is passionate about and has been adopted to mitigate the effect of carbon emissions and to improve overall energy efficiency. Existing retained and new light fittings that are installed within the premises will be fitted with more energy efficient fittings i.e. compact fluorescents, LED lighting fitted etc. New external lights will be more energy efficient LED fittings with existing fittings replaced with LED fittings.

### **BIODIVERSITY STATEMENT**

A biodiversity statement is not required as it is felt that a protected species or habitat is not likely to be affected by the proposals.

### **FLOOD RISK ASSESSMENT**

The Environment Agencies current flood map confirms that the site is not situated within a flood risk zone.

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### **DAYLIGHT AND SUNLIGHT ASSESSMENT**

There are no major changes that have the potential to negatively impact the existing levels of daylight or sunlight to neighbouring properties, therefore an assessment is not required.

### **ACCESS STATEMENT**

The proposed alterations will not affect the access to the site. The existing entrance, carvery, toilets and garden access are all already on a level plane so good access is provided to these. A reconfiguration of the carvery area will provide more queueing space allowing greater manoeuvrability for users to pass through this area at busy periods.

### **TRANSPORT STATEMENT**

All existing customer vehicle access into the site, parking arrangements, deliveries, refuse collections and public transport links will remain unaffected by the proposals.

### **EMPLOYMENT STATEMENT**

N/A

### **CRIME PREVENTION**

Our client always operates a company policy to provide a safe and friendly environment for guests and staff. An improved safe environment will be achieved with the use of new and existing external lighting, CCTV and high management standards employed by our client. The above is implemented to prevent any criminal or unsociable activities taking place.

### **CONSULTATION**

No pre-application advice has been sought from the local planning authority prior to the submission of this application. Reference has been made to the National Planning Policy Framework (NPPF) and Local Development Plan Documents where relevant. No initial consultations have been undertaken.

### **CONCLUSION**

The proposal offers continued economic viability to the building and will provide substantial benefits for the area, in terms of economic growth and the contribution to the local amenity and street scene. The designs will ensure the preservation of existing heritage features within the building and enhance existing features through a series of repairs to ensure its longevity.