

Design and Access Statement

Long Lane Dentistry

144 Long Lane,

Bexleyheath,

DA7 5AH

The Design & Access Statement has been prepared to support a Full Planning Application for the aforementioned property. The Design & Access Statement deals with the following topics:

- 1.0 Summary
- 2.0 Use
- 3.0 Layout
- 4.0 Amount & Scale
- 5.0 Landscape
- 6.0 Appearance
- 7.0 Refuse
- 8.0 Access & Parking
- 9.0 Response to Context
- 10.0 Appendices

1. Summary

- 1.1 Planning approval is requested for the enlargement of an existing dentistry for more clinical space through the proposal of a single-storey rear extension. This statement explains the key design principles that have been used to develop details of the scheme and should be read in conjunction with the drawings submitted as part of the application.

2. Use

- 2.1 The application site is located along Long Lane and consists of a two-storey mixed used building with the ground floor premises operating as a dentistry and the upper floor as a residential unit.
- 2.2 The surrounding area is predominantly mixed, characterized by two-storey family homes, flats and small establishments along Long Lane.
- 2.3 The dental practice, established in 1963, has diligently served several generations of local residents and is highly regarded as a community dental facility, mainly for NHS patients. It often cares for grandparents who were former patients and have now extended their trust to the practice for their descendants' dental needs.
- 2.4 The site is not within a conservation area, nor does it have any conditions on it.
- 2.5 The application site is located within Flood Risk Zone 1 but has a low probability of flooding from rivers and the sea.

3. Layout

- 3.1 The layout of the proposal is principally detailed in the accompanying drawings.
- 3.2 The existing layout will remain mostly unchanged with minor modifications made internally and to the main entrance.
- 3.3 To meet the Health Technical Memorandum (HTM) requirements, the dentistry requires the need to redesign the ground floor at 144 Long Lane.
- 3.4 This involves a generously sized rear extension to create more space for medical activities.
- 3.5 The new layout will have a linear flow design: one side for medical work and the other for administrative tasks, storage, and patient areas. A hallway in the middle separates them, following HTM guidelines.

- 3.6 The arrangement helps with airflows and moving equipment efficiently. It ensures a smooth transition from clean spaces to areas that might have contamination.
- 3.7 At the back, there will be a specialized area for thorough decontamination, as required by HTMs.
- 3.8 The extension will house different rooms for medical tasks like surgeries (such as dental implants), patient recovery, and equipment sterilization.
- 3.9 It will also anticipate sanitary facilities with one out of the two w/c adapted for disabled access.
- 3.10 To make patients more comfortable and for practicality, the dentistry is expanding the waiting area and adding a spot for dental hygiene education.

4. Amount & Scale

- 4.1 The proposal has been designed to mirror and replicate the neighboring developments within the vicinity.
- 4.2 While such depth is not considered to be subordinate to the host property, the immediate location has witnessed extensive rear extensions on ground floor levels along the wider terrace.
- 4.3 The impact of the deep extension has changed the character within the vicinity thus, the principal of such should be considered in this instance.
- 4.4 Given the circumstance where there are similar developments in scale, and the fact there are mainly commercial activities occurring on the ground floors, it is thought that the development will not impact on natural light and privacy.

5. Landscape

- 5.1 The majority part of the rear garden is largely disused, neglected, and overgrown. As a result, the rear-end garden is potentially exposed to fly-tipping and antisocial behavior.
- 5.2 It is noted that there is a mature tree located within the neighbor's (no. 142) rear garden.
- 5.3 No trees will be removed or harmed. The existing vegetation within the application site consists mainly of weeds and will be completely cleared.
- 5.4 While no major hard or soft landscaping will be proposed, it is planned that the space will be significantly improved

6. Appearance

6.1 *Architecture*

The extension has been designed to follow the pattern of development by merging with surrounding context and essentially replicating the finishes existing property.

6.2 *Materials*

- 6.3 The external facing materials of most of the houses consist of brickwork and external render. Implementing materials to match the existing will assist in allowing the proposal to be aesthetically connected with the host and reduce its impact upon the immediate context; the extension will be built in block work and will have a high-quality white render to finish. The new flat roof will be either a high quality felt or GRP roofing in black.

6.4 *Fenestration*

The fenestration will match the existing in terms of finishes and scale.

7. Refuse

- 7.1 No changes to the refuse collection will be made.

8. Access & Parking

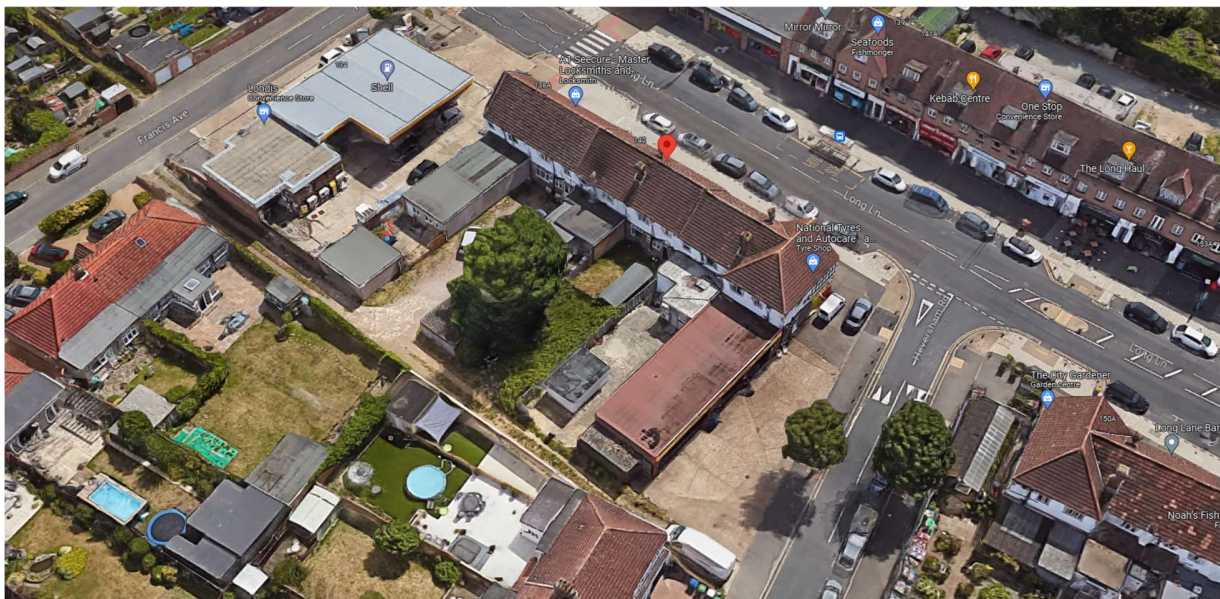
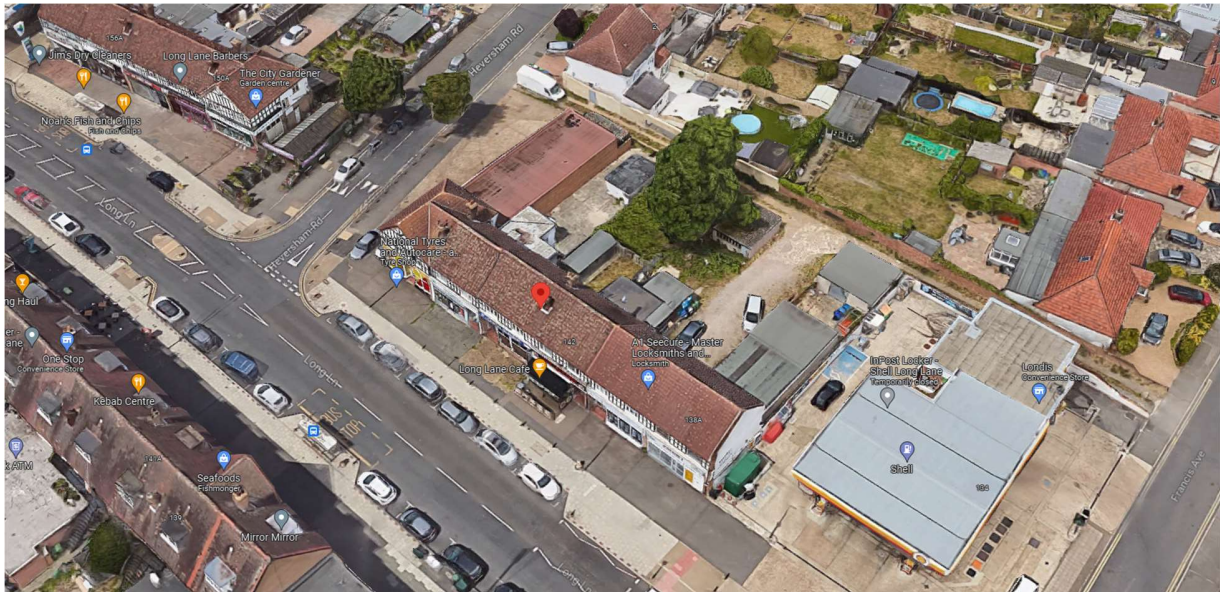
- 8.1 It is observed that there is an existing access road located at the rear which neighboring establishments use for off-street parking of their vehicles.
- 8.2 Planning permission is also requested for off-street parking for two parking bays reserved for staff use.
- 8.3 It is believed that a tandem parking arrangement would be the optimal and practical approach.
- 8.4 The application site has a PTAL rating score of 1a.
- 8.5 No changes to the operating times will be made.

9. Response to context

- 9.1 We have considered the wider context carefully. The proposed scheme has been designed with Bexley Planning guidance in mind and with a consideration of the surrounding environment.
- 9.2 It is thought that the proposal of a rear extension that is designed to match and blend with its context in a predominantly mixed-use area would be fitting and likely to be supportive.
- 9.3 Given the established use of the site and the existing facilities, it is unlikely that the expansion will have any adverse impact on neighboring residents in terms of noise, traffic, or congestion.
- 9.4 The expansion of dentistry will positively contribute to the local area; broadening the range of services and functionality and help protect and promote employment zones for a range of small and medium business activities in the area.

- 9.5 The practice fulfills a crucial public need, but it is currently facing an urgent demand for a comprehensive overhaul and modernization. While recent evaluations by the CQC and NHS have shown positive aspects, they have also highlighted certain concerns, such as constrained working conditions, suboptimal demarcation between clean and unclean spaces, and limited segregation of resources. It is imperative that these issues are addressed promptly to prevent them from escalating into unacceptable conditions that could jeopardize our ability to provide safe community dentistry.
- 9.6 In order to align with the latest guidelines, it is essential that the practice undergoes an upgrade to adhere to the NHS guidelines HTM 00, which provides insights into healthcare facility design and operation from an engineering and environmental standpoint, and HTM 01-05, which focuses on decontamination in primary care dental practices. These guidelines, sanctioned by the NHS and referenced by the CQC during safety inspections, underscore the significance of showcasing our commitment to meeting and exceeding these requirements.

Appendix 1: Google Maps



Appendix 2: Front elevation view



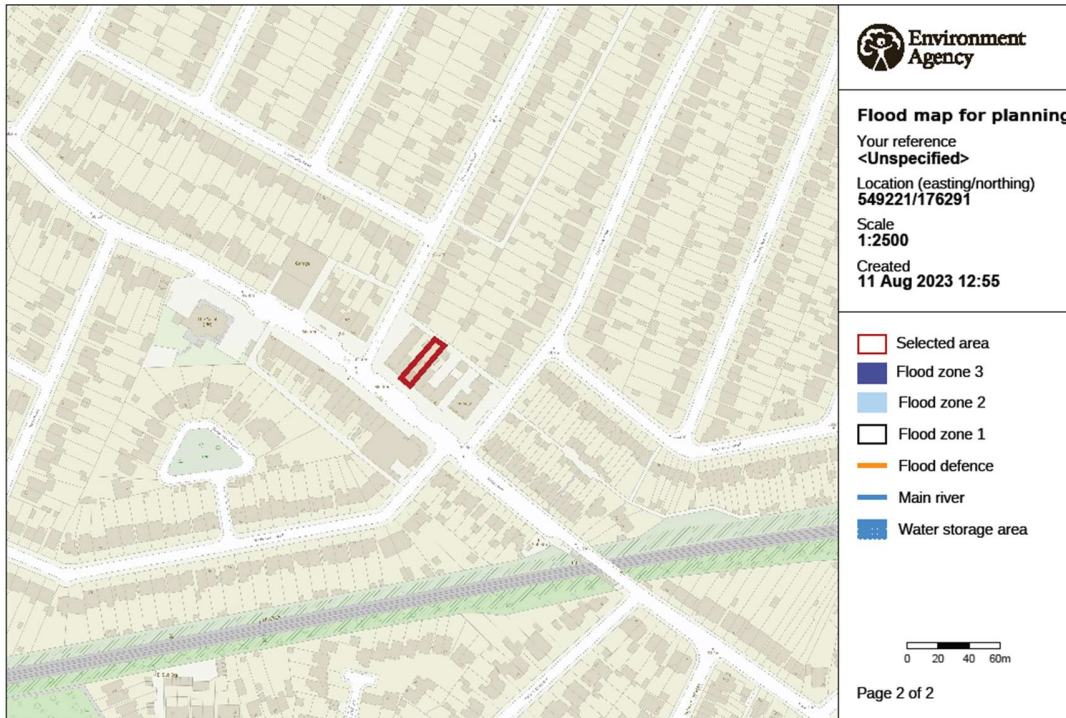
Appendix 3: Rear elevation view



Appendix 4: Rear End Garden View



Appendix 5: Flood Map



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Appendix 4: PTAL Score

