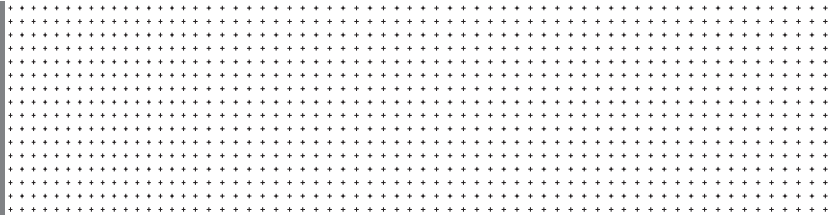


Design Statement
1010
Alder Veterinary Practice, Spalding
9947 / P01
April 2026



Design Statement

This design statement has been prepared by Feilden + Mawson on behalf of IVC Evidensia in support of a full planning application for a new rear extension to replace the existing life expired rear extension.

Site Context

Alder Veterinary Practice is located on Bourne Road in Spalding PE11 1JW within a residential area. It is part attached with the covered underpass which adjoins the pizza and kebab house on the left and separated by a side passage from the residential dwelling on the right. The site has direct access onto Bourne Road at the front and backs onto residential dwelling gardens at the rear.



Existing Site Plan



View from Bourne Road

Design Statement

Existing Adjacencies and Connections to the Main Building and Site



1 - Covered underpass



2 - Covered underpass / looking to rear



3 - rear extension / slope



4 - Covered underpass / Bourne Road



5 - Main building bay window



6 - extension stepped access to rear



7 - existing external landscaping



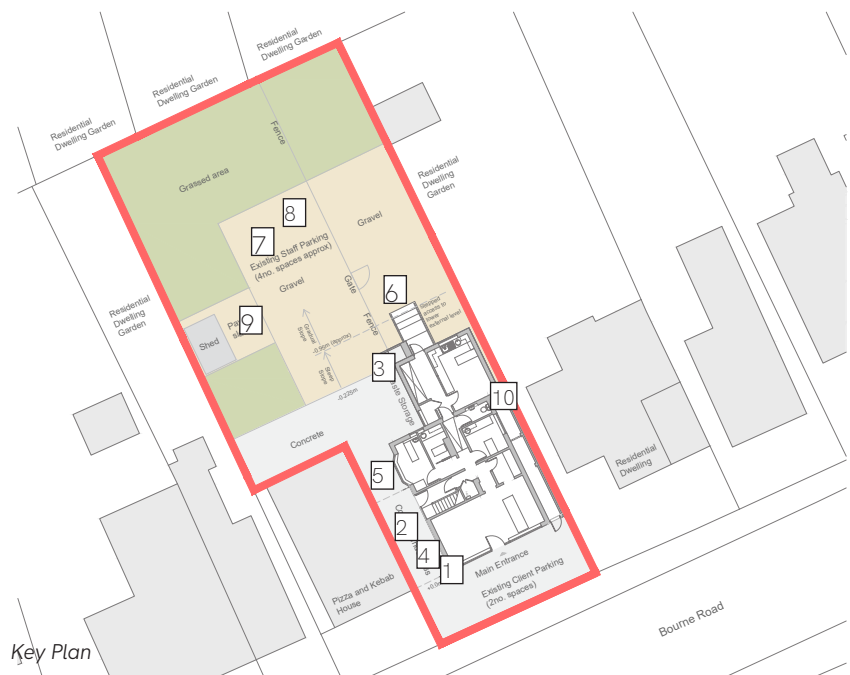
8 - view from first floor to rear



9 - existing shed / grassed area



10 - external side passage



Design Statement

Proposal Overview

This application seeks consent for a proposed rear extension to replace the life expired existing rear extension. The purpose of the proposed works is to provide needed improved facilities for the veterinary practice along with localised external works around the extension and to the concrete surface to the front of the site.

A refurbishment of the main building first floor will also be carried out including relocation of the boiler from the existing extension, but this is not included within this application. No works to the street elevation are proposed.

Existing Condition

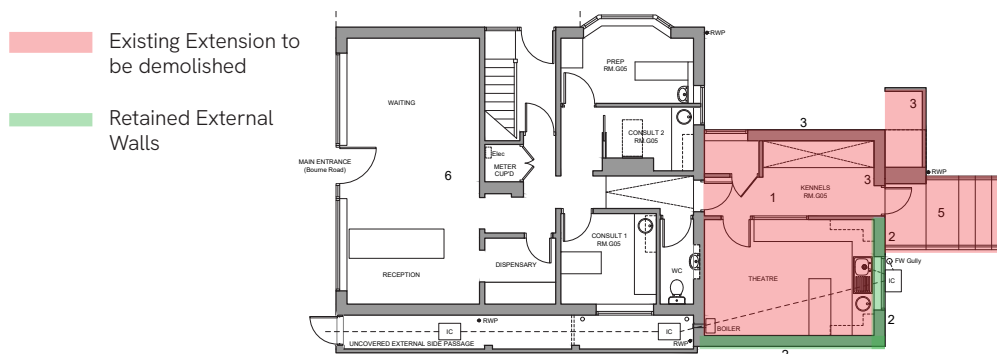
The existing extension and external works are in disrepair and in desperate need of improvements to achieve business continuity and safety for both staff and visitors. Photos are provided from the rear of the surgery to highlight the need for a new modern extension.



Proposed Works

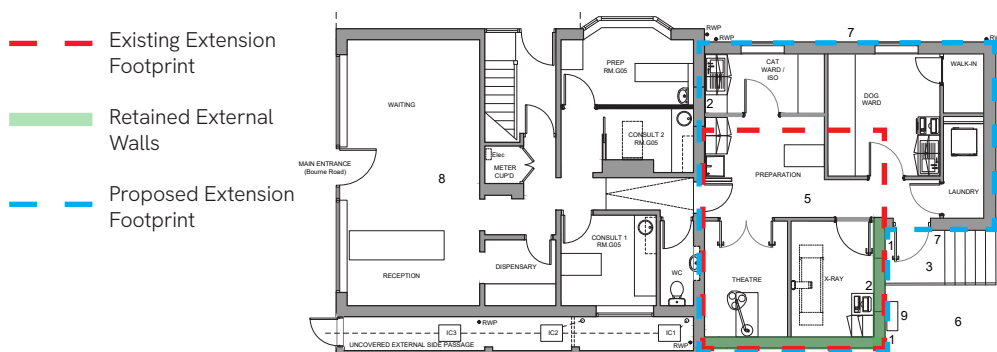
Demolition

The proposed works requires demolition of the existing rear extension, access stair and disrepaired walls (red) whilst retaining two external walls only (green) which will be re-used in the new proposed extension.



The Extension

The proposed rear extension will use and expand on the same footprint as the existing rear extension. The GIA will increase from 24.8m² to 49.6m² which will enable the practice to operate at an increased capacity supporting business growth with more modern facilities.



Design Statement

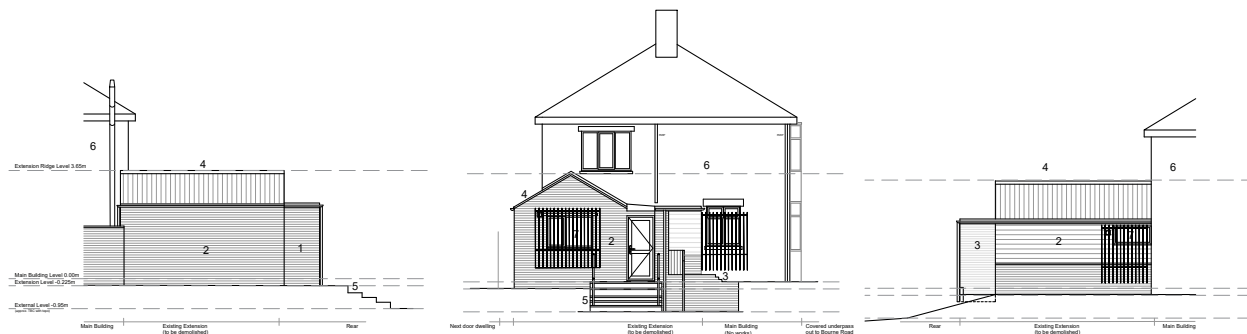
Levels

The current extension is currently set down 225mm from the main building, with a slope in the main building providing the internal connection. The proposed extension will be set down 225mm as existing and will continue to utilise and connect to the existing slope which is to be retained within the main building.

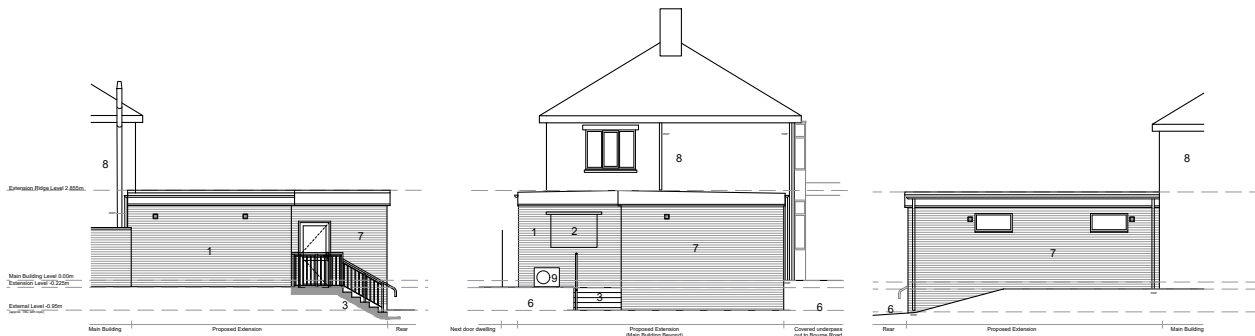
As illustrated on the site plans, there is a steep external level change adjacent to the extension, which then tapers off into a gradual slope across the rest of the site towards the rear boundary. There is approximately a 0.95m level change between the main entrance on Bourne Road and the rear of the extension which requires stepped access.

Heights

Existing: The current ridge height of the existing extension sits at 3.65m from ground floor level.



Proposed: The new flat roof height of the proposed extension sits at 2.855m (0.795m lower than existing)



Appearance

Existing:

- Walls - The main building and existing extension host red brick, whilst the extension also hosts white cladding.
- Roof - The tiled pitched roof will be removed alongside the felted flat roof element
- Windows - All uPVC windows are to be removed
- Features - All window railings are to be removed

Proposed:

- Walls - The new extension is proposed to be red brick only to rationalise materials, match the retained walls and to remain in-keeping with the main building
- Roof - A new single ply membrane flat roof is proposed with fascia board surround
- Windows - Some existing openings on the main building and retained extension walls are to be bricked up. New fixed high level windows are proposed to the west elevation
- Doors - White uPVC doors will be replaced like for like
- Features - the bricked rear window is the only feature proposed

Design Statement

Access

All public access to the practice remains via the front entrance off Bourne Road which remains unchanged and does not form part of this application. The practice can be accessed via vehicles and pedestrians from Bourne Road. Staff vehicles can enter the rear of the site via a covered underpass. As there is a level difference between the front and rear of the site, the current rear access staircase will be replaced and relocated with the extension works to ensure a secondary access point is retained.

Parking

There are currently 2no. client parking spaces to the front of the practice which are to be retained.

There is currently provision for staff parking (approx. 4) to the rear of the practice via the covered underpass which are to be retained.

External Works

Localised external works will be made good following the extension works. The concrete surfacing to the front of the site will also be repaired as part of these works.



Flood Zone

The site sits in flood zone 3 which has a 'medium' yearly risk of flooding from rivers and the sea. However, the risk of flooding from surface water is 'very low'. All proposed works are located on existing hardstanding so not to worsen the risk of drainage.

Landscape / Trees

The landscape strategy retains the existing layout of hard-standing and soft landscaping. The rear boundary hedgerows and singular tree in the rear garden will be retained and protected also.



Ecology

Soft landscaped areas will be unaffected within the works to protect habitats and biodiversity within the site.

Sustainability

The proposal will adopt a fabric-first approach, using durable, low-impact materials and improved insulation within new and existing retained walls to maximise thermal comfort.

Refuse / Waste

The proposal provides secure, segregated storage for general waste, clinical waste and recycling, ensuring compliant handling and reducing environmental impact. Containers are accommodated in discreet locations at the rear as per existing.

Design Statement

Noise

Use of construction machinery will be carefully controlled, with measures in place to limit noise, dust and disturbance to neighbours.

Overall, the proposed works will:

- Provide a new extension in place of the existing life expired extension;
- Support the long-term viability of the veterinary practice with larger modern facilities; and
- Clean up disrepaired unsafe external works and walls in the immediate vicinity to the existing extension.

Conclusion

The proposal will be in-keeping with the existing appearance using similar materials and colours. The proposed flat roof will provide simplicity in construction detailing to enable a seamless connection to the main building. The works are modest in scale; using and expanding on the existing footprint and lowering the overall height provides minimal and lessened impact to the rest of the site and neighbouring dwellings.