DESIGN AND ACCESS STATEMENT IN RESPECT OF A PROPOSED GROUND FLOOR EXTENSION TO AN EXISTING PHARMACY TO CREATE A CONSULTING ROOM. 92 PARK GROVE, BARNSLEY.

ASSESSMENT OF CONTEXT

Physical

Surroundings
The location is within a predominantly residential area interspersed with the occasional commercial premises.
The site has no special designation and it is not within a conservation area.

Site
The site consists of an existing established pharmacy on the ground floor with flat accommodation over. The building is a traditional stone end terrace and located on the corner of Park Grove with Agnes Road. A forecourt area exists to the front of the shop facing Park Grove and it is into this area that the proposed extension will be located.

Social

It is not envisaged there will be any significant social consequences as a result of this proposal, only in as much as the service offered by the existing pharmacy will be improved by the provision of an 'on-site' consulting room.

Economic

Due to the scale of the proposed development there is unlikely to be any significant economic effect, other than the improved facility that will be created.

Planning Policies

We consider the proposal complies with local planning policies. This is simply a modest extension to existing established premises and the proposal is submitted following pre-submission discussions with the planning officer for the area.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is not of a contentious nature, no involvement with community members has taken place.

EVALUATION

We consider that local planning design guidance has been respected in the preparation of this proposal.

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DESIGN

Use

The site is currently an established pharmacy shop unit located adjacent a health centre and heavily used by local residents. The pharmacy would benefit greatly from the provision of a consulting room allowing customers the opportunity to discuss issues privately with staff. A facility that currently does not exist.

Amount

The proposal is to erect a new ground floor extension to create a dedicated consulting room accessed directly off the existing sales area which will remain largely unchanged. The extension will be modest in size with an internal floor area of approx. 8.65 sq m.

Layout

The proposed extension will be constructed on the existing forecourt facing Park Grove.

Scale

The surrounding property generally takes the form of established terraced houses, generally two or three storey in height. The extension will only be single storey with a mono-pitched roof and will be sympathetic to the surroundings.

Landscaping

There are no landscaping proposals other than the making good of existing hard landscaped elements to the forecourt that may be disturbed as a result of these works.

Appearance

The external built form will be of good quality natural stone to match the existing. The roof will be plain tiles to LPA approval. The whole harmonising with surrounding properties.

Access

Existing access arrangements will not be affected and the entrance into the shop will be retained in it's current position.