

DESIGN & ACCESS STATEMENT

IN SUPPORT OF A

PLANNING APPLICATION FOR THE REMOVAL AND REPLACEMENT OF THE SHOPFRONT & SIGNAGE IN ORDER TO ACCOMMODATE A PRIVATE STAFF ENTRANCE DOOR, THE INSTALLATION OF 3NO. EXTERNALLY MOUNTED SECURITY ROLLER SHUTTERS TO THE SHOPFRONT, THE RE-POSITIONING OF THE EXISTING AIR CONDITIONING CONDENSER AND INSTALLATION OF 1NO. ADDITIONAL AIR CONDITIONING CONDENSER, THE REMOVAL AND BLOCKING UP OF A WINDOW AND THE INSTALLATION OF A NEW WINDOW

AT

**TUCKERS PHARMACY
61 LONDON ROAD
COWPLAIN
WATERLOOVILLE
HAMPSHIRE
PO8 8UJ**

FOR

WORTHING PHARMACIES LTD

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Photo 1.1 – Existing shopfront to Tuckers Pharmacy, Cowplain

1.0 Introduction

This Design & Access Statement (ref. SP1493/DAS1) has been prepared in support of the planning application for:

- The removal of the existing aluminium shopfront and signage.
- Installation of a new aluminium shopfront including automatic bi-fold door access to the pharmacy, to accommodate a new secondary private staff entrance door to the front elevation.
- Installation of new aluminium pan fascia and projecting signage, both internally halo-illuminated with LEDs, with push-through perspex lettering and symbols in corporate colourways.
- Installation of 3no. perforated aluminium security roller shutters to the new shopfront.
- The re-positioning of the existing air conditioning condenser unit from the North East elevation to the North West elevation.
- Installation of 1no. additional air conditioning condenser unit to the North West Elevation.
- The removal of a window to the North West elevation and blocking up of the opening with face brickwork to match existing.
- The formation of a new opening and installation of a uPVC casement window to the South West elevation.

All proposed works to be carried out at Tuckers Pharmacy, 61 London Road, Cowplain, Waterlooville, Hampshire PO8 8UJ.

2.0 Building History and Use

The property is a mid-parade, brick-built, flat roof, two-storey commercial unit, accommodating a dispensing pharmacy. The property, known historically as ‘Vine Cottage’, was formally of residential use before being substantially extended and converted into a shop premises in 1957, as part of the considerable post-war development in the area. The building then underwent further extensions in 1983 and 1988 to occupy its current footprint.

The property benefits from a private car park for staff and customers to the rear of the site, accessed through the Mission Lane public car park.

The property falls within the Cowplain District Centre and is considered to be a ‘Secondary Frontage’, as defined by the parameters of the Havant Borough Local Plan, the Adopted Allocations Plan for Waterlooville and the Pre-Submission Havant Borough Local Plan 2036.

The Pharmacy is open for trade Monday – Friday from 08.45 to 18.15 and Saturday 08.45 to 12.30. There is no proposal to alter the existing opening times.

A planning application (ref: APP/18/01031) for the installation of 3No. externally mounted, perforated aluminium security roller shutters to the existing shopfront was granted permission in December 2018.

3.0 Design and Appearance

The current shopfront is constructed of an aluminium frame with 2no. large glazed screens and a short aluminium stallriser below. The pharmacy is accessed through double swing doors at the back of an entrance lobby, up a small incline. The building does not benefit from any security shutters and was broken into in 2017, with the offenders accessing the unit by breaking through the main entrance doors. The aluminium components of the shopfront are green in colour, with the pilasters clad in black perspex set in to a green aluminium frame. The fascia sign is formed of white perspex, with raised perspex lettering in green, contained within in a galvanised aluminium frame. Other than the aluminium shopfront, external elevations are finished in face brickwork, with white uPVC casement windows to the front and rear elevations.

The application associated with this Design and Access Statement seeks to replace the existing green aluminium shopfront with a white aluminium shopfront, incorporating a private secondary entrance door off of the public highway to the right hand side of the frontage, providing access to a new lobby and new private internal staircase up to the first floor level, in order to improve the security of the first floor facilities. It is also proposed that externally-mounted roller shutters be installed to the new shopfront to improve the security of the premises, similar to those that received planning permission in December 2018. As part of

the overall scheme of works, it is also proposed that the existing signage also be removed and replaced with halo-illuminated fascia and projecting signage.

The new shopfront, including stallriser and automatic bi-fold entrance doors to the unit will remain formed of aluminium, to be polyester powder-coated in white. The new shopfront is to encompass the secondary entrance door, positioned to the right hand side of the frontage to provide access to the new private lobby and staircase. The secondary entrance door will be of a composite form and finished in white uPVC. The structural post separating the secondary entrance door from the aluminium shopfront and exposed wall to the head of the secondary entrance door will be clad in an aluminium profile sheet, polyester powder-coated in white.

The proposed perforated aluminium security roller shutters will have a polyester powder-coated finish in white and will be positioned over the glazed sections of the new shopfront, maintaining vision into the retail unit whilst in the closed position. The shutter casing will extend over the secondary entrance door to preserve the visual integrity of the frontage, however will not be fitted with a roller shutter.

The existing perspex cladding to the pilasters at the either end of the frontage is to be removed and the pilasters re-clad in an aluminium profile sheet, polyester powder-coated in white.

The proposed fascia sign is to be formed in pan aluminium, polyester powder-coated in white. Push-through opaque perspex lettering with green, grey and blue vinyl coverings are to be halo-illuminated by internal LEDs. The projecting sign is to be formed in pan aluminium, polyester powder-coated in white, with a push-through opaque perspex pharmacy cross with a green vinyl covering and internal LEDs, providing halo-illumination. Lighting levels will not exceed 63 cd/m².

The proposed new casement window to the South West elevation is to be formed in white uPVC, to match all those that are existing. To the North West elevation where it is proposed that the existing window is to be removed, the opening is to be block up with face brickwork to match the existing brickwork.

All proposed alterations are designed to satisfy the provisions of the Havant Borough Local Development Framework Core Strategies, 4, 6 & 16, promoting the physical redevelopment of London Road in the Cowplain District Centre, retaining and modernising the active ground floor frontage and generally enhancing the street scape through the use of more modern materials and the general repair of the building frontage, all the while ensuring the continued presence of a vital community facility.

4.0 Scale & Layout

The proposed new pharmacy entrance is to remain located centrally on the shop frontage, via new automatic bi-fold doors. The clear opening width is to be fractionally smaller than the existing double-door entrance opening, however in reality both doors are rarely opened together.

The proposed new secondary entrance door to provide access to the private lobby will be of the same head height as the opening to the retail unit. The entrance door to the residential accommodation will occupy approximately 18% of the total width of the frontage, retaining a majority of the active ground floor shopfront.

The proposed new fascia sign is to be of a slightly smaller size and proportion compared to the existing signage in order to allow for the positioning of the security roller shutter casing between the new fascia and shopfront, which itself projects 300mm off of the front elevation of the building.

The re-positioning of the existing wall-mounted air conditioning condenser unit from the North East elevation to the North West (rear) elevation is proposed in order to provide more efficient pipework routes from the external plant to the internal air conditioning units, as well as distancing the unit as far away as possible from the residential units located on the first floor of no. 63 London Road. An additional wall-mounted air conditioning condenser unit is proposed to be located below the re-sited unit, and is necessary in order to satisfy with the demands of the proposed internal climate control facilities, to be installed as part of the forthcoming refit of the pharmacy, to be completed following the alterations works to the shopfront.

5.0 Access & Landscaping

Access to the existing retail unit is via an opening to the centre of the shopfront off of the public footpath, through double doors with a clear opening width of 1620mm when both doors are fully open. Access to the first floor is via an internal staircase, entered off of the pharmacy retail area shop floor. Existing staff access is to the rear of the property from the private car park, accessed off of the Mission Lane public car park.

The proposed alterations would preserve the pharmacy entrance off of the public footpath at the front of the property, via new automatic bi-fold doors to centre of the new frontage and will benefit from a DDA-compliant threshold and a clear opening width of 1500mm. The first floor is to be accessed via a new private staircase off of a new lobby, to be formed within the footprint of the existing retail unit, located behind the proposed secondary entrance door on the right-hand side of the new shopfront, with a clear opening width of 750mm.

The proposal does not include any hard or soft landscaping alterations to the site.

6.0 Summary

The planning application supported by this Design and Access Statement seeks permission to carry out a number of external alterations to the front and rear elevations of Tuckers Pharmacy, 61 London Road, Cowplain, Waterlooville, Hampshire PO8 8UJ.

In regards to the front elevation of the building, the planning application seeks permission to replace the existing aluminium shopfront with a new aluminium shopfront incorporating a new private secondary entrance access door to the right hand side of the frontage, in addition to the installation of 3no. perforated aluminium security roller shutters to glazed components

of the new shopfront and the installation of new fascia and projecting signage to reflect the pharmacy owner's updated corporate colourways, all in order to help improve the security and visual appeal of the premises, as part of an overall refurbishment scheme to bring the pharmacy up to modern and safe standards.

To the rear elevation, the application seeks permission to remove and block up a window opening to the ground floor with face brickwork to match the existing brickwork, as well as the relocation of the existing air conditioning condenser unit from the North East elevation to the North West (rear) elevation at high level, and installation of an additional wall-mounted air conditioning condenser unit below the re-sited existing unit. To the South West elevation it is proposed to install 1no. white uPVC casement window.

The existing shopfront has started to age and does not provide the necessary security or suitable access requirement to the property. The proposed new shopfront is designed to meet the guidelines encompassed in the Havant Local Plan, enhancing the streetscape of the Cowplain District Centre along London Road, retaining the active shopfront and promoting the physical redevelopment of the area, as well as improving the accessibility and usability of the pharmacy, and should therefore be awarded Planning Permission under the provision set out in the Town and Country Planning Act 1990.