PERMIT



Design & Access Statement

Installation of temporary structure to accommodate Pharmacy

Sited in the car parking facilities adjacent to Stake Lodge Surgery, 3a Lavender Road, Waterlooville, Hampshire, PO7 8NS

Prepared by Kerry Jones on behalf of SJM Surveyors

Scheme Information

Scheme Name: Temporary Pharmacy

Agent: SJM Surveyors

Client: L Rowland & Co (Retail) Ltd

Date: October 2011

Local Authority: Havant Borough Council

Proposed Use: A1 Use - Ancillary Pharmacy

Anticipated Scale of structure (approx.): 12.0M X 3.0M

Designations of Site and Surrounding Area:
None of the adjacent buildings or grounds related to the site has Listed status or forms part of a Conservation Area.

Pre-application guidance for the redevelopment site: Greg Emerson

Existing Site and Surroundings
The site is a car park for the use of staff and visitors to the Stake Lodge Surgery.

Hours of opening: Mon to Fri 9:00am - 6:30 pm, Sat 9.00am - 1.00pm & Sun closed

Proposal

The applicant's development proposal, seeks to provide a temporary building for use as a Pharmacy, to provide business continuity following destructive fire of the existing Pharmacy. The proposals involve the installation of a temporary Pharmacy located in the car park facilities serving the adjacent Stake Lodge Surgery, which would cater for the residents in the area and be of assistance to the patients of the Stake Lodge Surgery.

Design Component

Amount -

The proposed development requires the installation of a self-contained 'Portacabin container' temporary structure. The structure will be one, single storey unit with provision of a 'porch' seating area formed in timber and finished with monopitch roof to the front entrance. The 'fitting out' of the container will provide a Pharmacy working environment.

Retail area and Dispensary	$27.0m^2$
Porch.	$4.0m^2$
	$31.00m^2$

Layout –

The proposed temporary structure is sited within the landscaped site of the Surgery car park facilities, adjacent to disabled parking bays. Details of the front elevation openings are illustrated on the submitted drawings and include basic provision - single door and window.

Scale –

The building will provide $31m^2$ internal floor area, comprising retail and dispensary area and 'Porch' seating area. The building is approx. 3.0m x 11.900m approximately by 2.4m high and is to be located adjacent to designated disabled parking bays.

Landscaping –

Not applicable

Appearance -

The proposal is to install a blue metal, self-contained temporary structure in accordance with the drawings. The design reflects the basic functional nature of the temporary structure.

Parking –

The proposals will result in the temporary net loss of two car parking spaces for a period of approximately six months.

Advertisements

Advertisement Consent is not required as the proposed signage falls within the parameters of 'Class 5: advertisements on business premises' of the guidelines contained within "Outdoor Advertisements and Signs: A Guide For Advertisers" published by Department for Communities and Local Government - 2007. Therefore the proposed signage benefits from 'deemed consent'.

Accessibility of the temporary structure and end existing site

The proposed building shall comply with Building Regulation as far as practical given the temporary structures spatial limitations and site restrictions. There will be reasonable provision for access by all users. The pharmacy will provide a level access door which will be suitable for both wheelchair and ambulant users in accordance with Part M of the Building Regulations.

The Movement Network

The access to the proposed development will be from the adjacent Surgery car park. The Surgery car park entrance is the only means of access onto the site for both vehicles and pedestrians. The parking arrangement for the Surgery will require the loss of two parking spaces. There should be little to no increase in traffic to the area as the main target of trade is members of the public arriving at and leaving the existing Surgery.

Footpath Network

The surrounding highway network contains footpaths which are relatively level and well lit, thereby encouraging use by pedestrians rather than using the car for shorter journeys. The footpaths within the area run alongside the highway and provide access to a wide range of services and community facilities. The footpath network surrounding the site provides a range of links to local shops and frequent public transport services.

Access for emergency services: to remain as existing.

Safety & Security

Site boundary

To remain as existing.

Security measures on site

The car park benefits from lighting around the grounds, and this will allow the area to be lit when it is dark. The Pharmacy will use the Surgery bin stores on site. The bin store is routinely locked to prevent vandalism.

Security for the building and members of staff

There will also be a "lone worker policy". This will mean that the pharmacy door will be locked and staff will only let people in if they feel comfortable to do so. The window benefits from lockable metal shutters.

Conclusion

The proposal will provide an opportunity to provide an ancillary Pharmacy within existing site constraints. The proposed temporary Pharmacy is located in a position whereby it serves patients in harmony with the surgery. The proposal will provide an opportunity to maintain service provision (for a temporary period) until such a time as the existing fire damaged Pharmacy is reconstructed. The nature of the use will not prejudice other residents.