DESIGN & ACCESS STATEMENT

IN SUPPORT OF A

PLANNING APPLICATION FOR THE INSTALLATION OF CLIMATE CONTROL CONDENSER UNITS AT

GILL PHARMACY
45 SOUTH STREET
LANCING
WEST SUSSEX
BN15 8AN

FOR

PAYDENS LTD

As prepared by:
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SP1513/DAS3



Photo 1.1 – Existing shopfront to Gill Pharmacy, Lancing

1.0 Introduction

This Design & Access Statement (ref. SP1513/DAS3) has been prepared in support of the planning application for:

- Installation of 2no. air conditioning condenser unit to external rear ground floor East Elevation

All proposed works to be carried out at Gill Pharmacy, 45 South Street, Lancing, West Sussex BN15 8AN.

These proposed works have previously been approved under Planning Reference AWDM/0735/19 dated 28th June 2019 but were unable to be carried out due to the restrictions imposed during the Pandemic.

2.0 Building History and Use

The property is a stand-alone, brick-built and plastered (painted white), two-storey property with a dispensing pharmacy housed on the ground floor and basement, a single 2 bedroom flat on the 1st floor and a second-hand timber supplier accommodated in the rear garden.

The property falls within the Lancing Town Centre boundary and in Block 4 of the Town Centre Blocks (not part of the Primary Shopping Area) as defined by the parameters in the Adur & Worthing Local Plan Map and the Adur-Worthing Local Plan adopted in 2017.

The Pharmacy is open for trade Monday – Friday from 09.00 to 18.00 and Saturday 09.00 to 13.00. There is no proposal to alter the existing opening times.

3.0 Design and Appearance

The current shopfront is constructed of a timber frame with 2no. large glazed screens and top fanlights, on a short brick stallriser, and a single timber door. The pharmacy is accessed through a single swing door in the front elevation, up a single step. The timber components of the shopfront are green in colour. Other than the timber and glass shopfront, external elevations are finished in brickwork which is predominantly plastered and all painted white under a slate roof. The first Floor apartment has original timber windows to the front elevation and uPVC windows to the rear.

The installation of air conditioning to the pharmacy is designed as part of a shop redesign and refit of the shop interior to accommodate a larger dispensary.

Regulations state that many medications are to be stored at a regulated temperature and by the installation of climate control, this is hoped to be achieved, ensuring the continued presence of a vital community facility.

4.0 Scale & Layout

The two wall-mounted air conditioning condenser units are proposed to be located to the rear elevation of the existing dispensary, and are necessary in order to satisfy with the demands of the proposed internal climate control facilities, and are to be installed as part of the forthcoming refit and upgrading of the pharmacy.

5.0 Access & Landscaping

Access to the existing retail unit is via a door to the front of the shopfront off of the public footpath. Access to the first floor flat is via a dedicated door and internal staircase, entered off of the street to the left of the pharmacy. The recycled timber yard to the rear of the property is accessed via a gate to the right of the pharmacy retail area. Staff access is through the front door and the only access into the store.

The first floor and timber yard access will remain the same.

The proposal includes the mounting of external condenser units to the rear elevation (East) away from windows, doors and out of the way of the timber storage in the yard.

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



Photo 1.2 – Rear elevation to Gill Pharmacy, Lancing

6.0 Summary

The planning application supported by this Design and Access Statement seeks permission to fit 2x external air conditioning condenser units to the rear elevation of Gill Pharmacy, 45 South Street, Lancing, BN15 8AN.

This is part of an overall refurbishment scheme to bring the pharmacy up to modern and safe standards.

The storage of medication at a regulated temperature has become paramount in the past few years, and the upgrade of this facility is part of a companywide upgrade and modernisation, and 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.