DESIGN & ACCESS STATEMENT

IN SUPPORT OF A

PLANNING APPLICATION FOR THE REMOVAL AND REPLACEMENT OF THE SHOPFRONT AT

GILL PHARMACY
45 SOUTH STREET
LANCING
WEST SUSSEX
BN15 8AN

FOR

PAYDENS LTD

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SP1513/DAS1



Photo 1.1 – Existing shopfront to Gill Pharmacy, Lancing

1.0 Introduction

This Design & Access Statement (ref. SP1513/DAS1) has been prepared in support of the planning application for:

- The removal of the existing timber shopfront and signage.
- Installation of a new aluminium shopfront including automatic sliding door access to the pharmacy.
- Part of the project will include the 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.

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

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 & 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 application associated with this Design and Access Statement seeks to replace the existing shopfront with a white aluminium shopfront and as part of the overall scheme of works, it is also proposed that the existing signage also be removed and replaced with new halo-illuminated fascia and projecting signage as part of the project.

The new shopfront, including a sliding entrance doors to the pharmacy will be aluminium, and polyester powder-coated in white.

All proposed alteration is designed as part of a shop redesign and refit of the shop interior to accommodate a larger dispensary.

The redesigned shopfront will also to comply with an improved access and Part M of the building Regulations, by removing the stepped access, widening the doorway to accommodate wheelchairs and pushchairs and incorporating an automatically operated door. Thereby also enhancing the external visual appearance of the shop, and ensuring the continued presence of a vital community facility.

4.0 Scale & Layout

The proposed new pharmacy entrance is to remain just left of centre on the shop frontage, via a new automatic sliding door. The clear opening width is to be larger than the existing single-door entrance opening.

5.0 Access & Landscaping

Access to the existing retail unit is via a door in the shopfront off of the public footpath, through a single door with a clear opening width of only 800mm when the door is fully open. 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. Existing staff access is through the front door, the only access into the store.

The proposed alterations would preserve the pharmacy entrance off of the public footpath at the front of the property, and will benefit from a DDA-compliant threshold and a clear opening width of 1000mm. The first floor and timber yard access will remain the same.

The proposal includes a gentle sloping up of the frontage still within the property boundary, to level the access to the front and removing the step up into the pharmacy.

6.0 Summary

The planning application supported by this Design and Access Statement seeks permission to carry out an external alteration to the shopfront of Gill Pharmacy, 45 South Street, Lancing, BN15 8AN.

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

The existing shopfront has started to age and does not provide suitable access requirement to the property. The proposed new shopfront is designed to meet all guidelines and enhance the streetscape of South Street, 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.