

**FIRST FLOOR REAR EXTENSION  
TO QUESTMOOR PHARMACY**

**DESIGN & ACCESS/PLANNING STATEMENT**

This Design and Access Statement has been prepared in accordance with the CABE Guide to design and access statements, and uses their suggested subsections for the assessment of the design, as detailed below.

The design element and subsequent sections of the assessment is therefore as follows:

**1 Background**

- 1.1 Questmoor Pharmacy is the busiest dispensing Chemist in Potters Bar, serving two Doctor's Surgeries and several Nursing Homes, as well as the wider community.
- 1.2 In recent years, the Business has grown, and this has necessitated employing progressively more Pharmacists, to cope with the workload.
- 1.3 Most recently the Pharmacy is now required to administer vaccinations, for which an additional dedicated cubicle is required, and that will take up the remaining storage space..
- 1.4 The pharmacy has also expanded into home deliveries, both for local care homes, and for private customers. Fortunately, the ground floor extension built last year, has provided the space to accommodate the pharmacists servicing this need, but now they find that they need more storage for the increased volume of goods and medicines being distributed.
- 1.5 Efforts have been made to try to rent space from Black Cat Video next door, but the owner there is not interested in subletting, so the only option is to extend further, and the only space left available on the site, is above the existing rear extension. The result is the first floor rear extension, which is the subject of the Application.

**2 The Design Process**

- 2.1 Having determined that the only available space for additional storage would be to build on top of the existing rear extension, the next stage was to determine the size and location of that.
- 2.2 Fortunately, the amount of storage space required, though essential, is not huge, so the first floor rear extension being proposed is a relatively modest 35sq.m.
- 2.3 Siting the extension at the extreme rear of the plot makes use of the existing brick enclosure at ground floor, which has determined the plan form.
- 2.4 One of the first considerations was the amenity of the lessees of the first and second floor maisonette, who have a long lease on the property, where Questmoor Ltd is the freeholder.
- 2.5 Fortunately the lessees are not particularly concerned about the proposals because they spend very little time in their kitchen, and do not use the dining room at the rear, so the rear aspect of that is not particularly important to them. Nevertheless, we have sited the proposed extension as far back on the property as possible, so the nearest wall of the rear extension is some 9m away from the main rear wall of the maisonette.

- 2.6 As to the height of the proposed rear extension, that has to be sufficient to accommodate the height of the racking for the goods to be stored, and we have determined that 2.6m internal height is sufficient for that.
- 2.7 When the additional structure at first floor and the new roof structure is added, that has determined the overall height of the rear extension which is close to 3.3m.
- 2.8 Given that the distance from the rear windows of the maisonette is some 9 metres, and the height of the Extension is approx. 2m above cill level in the maisonette, daylight and sunlight are unaffected.
- 2.9 In terms of aspect, the roof of the extension, is approximately 1.5m above eye level in the maisonette, so the Extension hardly interferes with the aspect from the first floor rear windows.
- 2.10 All of the other windows in the maisonette are unaffected, and given that the living room faces the street, and all of the bedrooms are at second floor level, so no living accommodation is affected. This is why the tenant has not objected to the principle of these proposals.

### 3 **Use**

- 3.1 The building is to remain as Class A1 Shop, with ancillary storage.
- 3.2 The residential accommodation above, is to remain unchanged.
- 3.3 The new storage proposed at first floor rear is ancillary to the A1 shop use, and is connected to it, by an internal staircase.

### 4 **Amount**

- 4.1 The area of the new first floor extension is 35sq.m., but when the area of the internal staircase is discounted, that leaves 30sq.m. of useable floor area.
- 4.2 The whole of the new first floor rear extension is to be used for storage, ancillary to the shop use below.

### 5 **Scale and Detailed Design**

- 5.1 The plan form of the new first floor rear extension is determined by the configuration of the existing brick supporting walls below.
- 5.2 The line of the wall nearest to the maisonette is determined by one of the return walls on the ground floor, where there is scope for spreading the load on the existing walls and new steel beams necessary to take the east flank wall of the new extension.
- 5.3 The height of the extension is determined by the racking height of 2.6m., plus new structure above and below. This will include insulation above, and new floor joists below, giving rise to an overall height of 3.3m.

- 5.4 At first sight, it may seem strange that the proposed store has no windows, but being a secure store for a pharmacy, where prescribed drugs are held, security is paramount, and any windows or rooflights would pose a security risk.
- 5.5 The only external features will therefore be the gutters and the fascias which will be in black, and the new facing brickwork walls which will be in LBC Sandfaced, to match the existing.
- 5.6 The roof will be a flat roof finished in high performance felt on insulation, exactly the same as the existing flat roof which it replaces.

## 6 **Landscaping**

- 6.1 There is no scope for landscaping in connection with the shop unit.
- 6.2 The occupant of the first floor flat however, grows some fruit and vegetables in pots on his flat roof, and those will be unaffected by this proposal.

## 7 **Access**

- 7.1 Access to the existing shop unit is unchanged.
- 7.2 Access to the new first floor extension is via an internal staircase, leading from the ground floor shop to the new first floor store.
- 7.3 An escape door is to be provided at first floor level to allow anyone working in the store to escape in case of fire, in which case they will use the existing escape staircase from the maisonettes which leads out to the service road.
- 7.4 In terms of users, it is envisaged that only one person might access the store at intervals during the day, and one person might work on stock control for an hour or so, each day. This might only involve one person out of a staff of ten, so that can be allocated to an able-bodied person.

## 8 **Conclusion**

- 8.1 The necessity for the new store is clear, and absolutely required for the proper functioning of the pharmacy and chemist's shop, with its ancillary uses.
- 8.2 The nearest part of the rear extension to the back wall of the maisonette is located close to the existing chimney stack, which is some 9m from the rear of the maisonette, so far enough away not to feel oppressive.
- 8.3 Daylight and sunlight to the maisonette are not affected, there are no overlooking issues, and whilst the aspect from the first floor rear windows will be somewhat restricted, this is not overbearing, so does not unduly affect the amenity of the first floor maisonette.
- 8.4 Therefore, as there are no substantive contra-indications, we would ask that the Council supports this Application and recommends it for Approval.

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