



## DESIGN AND ACCESS STATEMENT

Detailed Planning Application.

Extension of Rubery Late Night Pharmacy, 196 New Road, Rubery, B45 9JA.

24024/LA/JT – 8<sup>th</sup> March 2024.

## **Discussion**

Rubery Late Night Pharmacy is an established chemist serving the residents of Rubery and is not part of a national chain of such establishments. The building in which it is located is a substantial terrace of small commercial units to the ground floor with two storey residential maisonettes above. The building plays a significant role in the street-scape of New Road.

The pharmacy is desperately short of storage space with half of the ground floor given over to shelving storing medicines. With the proposed changes to the role of Pharmacists to encompass increased diagnosis and treatment, there will be a requirement for the accommodation of more patients and customers.

Consequently, storage space is required to the rear of the building. Within the existing ground floor there is an interview room but there is no quiet space for the Dispensing Chemist to work in peace.

To address these shortfalls, we now apply for planning permission for a single storey rear extension to provide more storage and an office.

To the east of the site the retail units have been extended in a similar fashion to that proposed here. The extension will project to the rear boundary of the land ownership. The site is currently surfaced and capable of accommodating two parking spaces although only the Pharmacy's delivery vehicle parks here.

The extension will retain sufficient space for this to continue to be the case.

Staff will continue to walk to the Pharmacy or use public transport. Patients use the parking to the building's frontage or walk or use public transport.

Materials will match those of the existing. Security to the rear window will take the form of an integrated roller shutter built into the cavity of the wall.