

Judges Close Pharmacy

High Street, Judges Close, East Grinstead, RH19 3AE

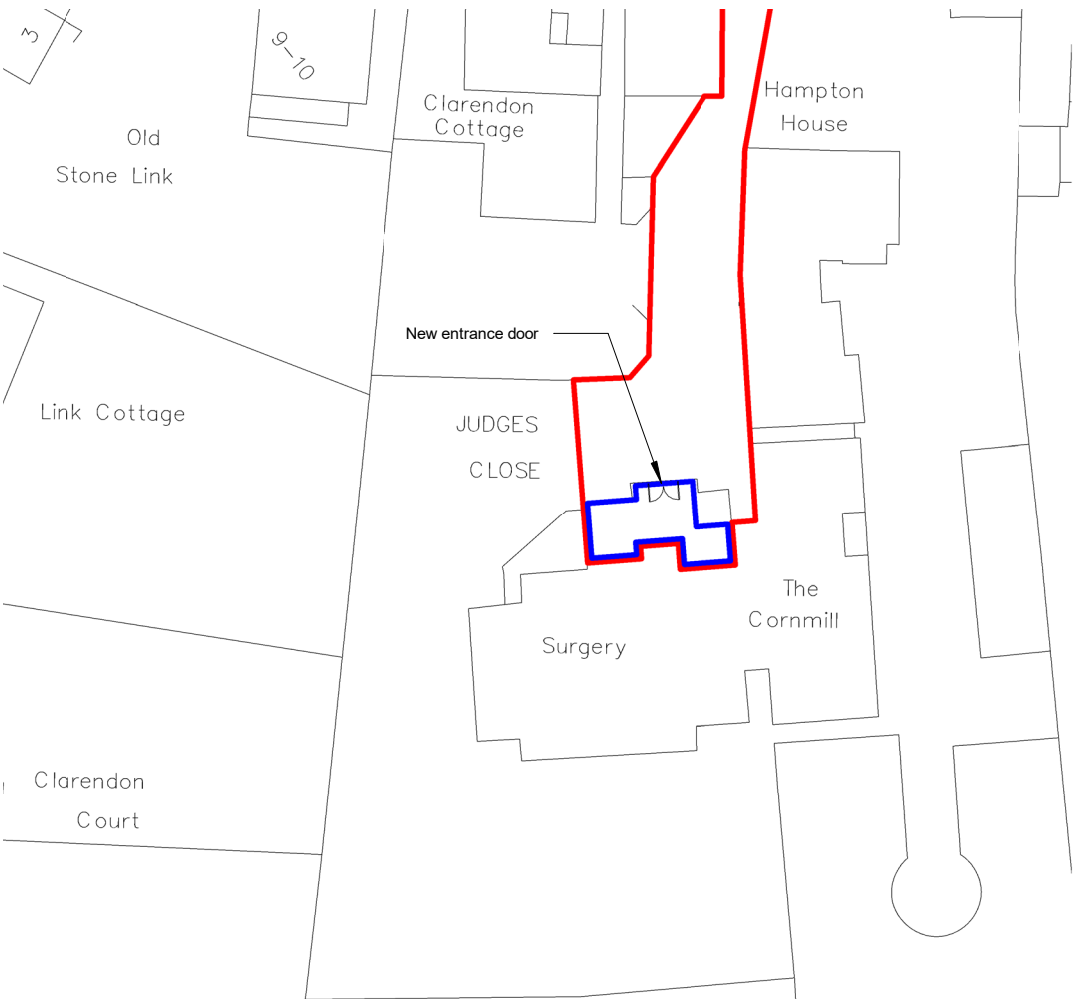
‘Proposed new entrance door to the pharmacy’

REFERENCE: DM/25/0335

The initial application received on 10th February 2025 was deemed invalid on 11th February 2025, with requested amendments now addressed for resubmission via email on 27th February 2025.

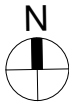
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SITE PLAN - NTS

- Application Site Boundary Line
(including all land necessary for the development,
including access to the public highway)
- Ownership Boundary Line



INTRODUCTION

- 1.01 Cowan Architects has been instructed by the applicant, Ihsan Pharma for Judges Close Pharmacy to prepare and submit a planning application for a new entrance door to Judges Close Pharmacy and internal reconfiguration.
- 1.02 This Design & Access Statement forms part of the detailed planning application which Cowan Architects has prepared on behalf of the applicant, for the above named site.
- 1.03 This statement is to be read in conjunction with a full set of planning application drawings submitted by Cowan Architects.
- 1.04 The purpose of this Design & Access Statement is to demonstrate:
- The proposal of the new entrance door and internal reconfiguration will provide necessary improvement of community facilities and local services that contribute to creating sustainable communities set out in the Mid Sussex district plan.
 - The location proposed for the new entrance is suitable and easily accessible to create an environment that is accessible to all members of the community as outlined in the Mid Sussex district plan.
 - The proposal will aid the efficiency of the Pharmacy, ensuring access to the services will be more readily available. The proposal in turn benefits the health and well being of the community.

PLANNING HISTORY

Below planing history relates to the entire Building.

- 2.01

Single storey extension comprising 2 relocated Surgeries and 1 new surgery and common room, health visitors room, improvements to facilities.
Ref. No: GR/277/78 | Status: Approved
- 2.02

Extension of Surgery.
Ref. No: GR/031/80 | Status: Approved
- 2.03

Extension of Surgery.
Ref. No: GR/031/80 | Status: Approved
- 2.04

First floor extension comprising additional surgery/ treatment facilities, minor alterations to ground floor.
Ref. No: GR/205/85 | Status: Approved
- 2.05

First floor extension to existing surgery to provide additional office accommodation and health care facilities.
Ref. No: GR/183/92 | Status: Approved
- 2.06

Change of use of one room from general office to pharmacy.
Ref. No: GR/004/94 | Status: Approved
- 2.07

New Glazed structure between existing doctors surgery and B1 Industrial unit, change of use of ground floor of B1 Industrial unit to doctors surgery
Ref. No: GR/003/98 | Status: Approved
- 2.08

Change of use of first floor of Cornmill from B1 to a doctors Surgery
Ref. No: GR/210/98 | Status: Approved



DESIGN - SITE OVERVIEW

SITE AREA

- 3.01

East Grinstead is a town in West Sussex, England, near the East Sussex, Surrey, and Kent borders. The application site is located on Judges Close accessed by High Street.
- 3.02

The site, is located within Judges Close Surgery. Some alterations have been made to the building prior, including extensions to the surgery and change of use from general office to pharmacy.
- 3.03

The location of the proposed entrance is along the north elevation of the building, accessed by Judges Close. Parking is located to the rear of the building. The new entrance will make accessing and locating the Pharmacy easier from the High Street.

TREES AT SITE

- 4.01

There are no trees or hedges on the proposed development site, nor are there any trees or hedges on land adjacent to the proposed development site that could influence the development or have an effect on character.

FLOOD RISK ASSESSMENT

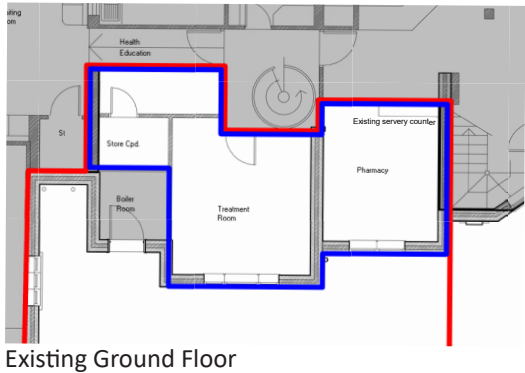
- 5.01

A search on <https://flood-map-for-planning.service.gov.uk/> shows that the proposed site is within flood zone 1 and therefore has a low probability of flooding from rivers and the sea. As the proposed site is less than 1 hectare (ha) in flood zone 1, our understanding is that a flood risk assessment (FRA) will not be required as part of the planning application in this instance.
Long term flood risk from rivers and sea is very low risk. Long term flood risk from surface water is also very low risk.

AMOUNT

7.01

PROPOSED AREAS	
Ground Floor area proposed	39.9m ²
Ground Floor area as existing	39.9m ²



Existing Ground Floor

LAYOUT

7.02 The proposal consists of a reconfiguration of the Pharmacy layout, changing the current treatment room into the entrance. The current store cupboard will house a new consultation room accessible both from the pharmacy and the doctors.

The proposal makes efficient use of the space connecting the pharmacy to the dispensary.

SCALE

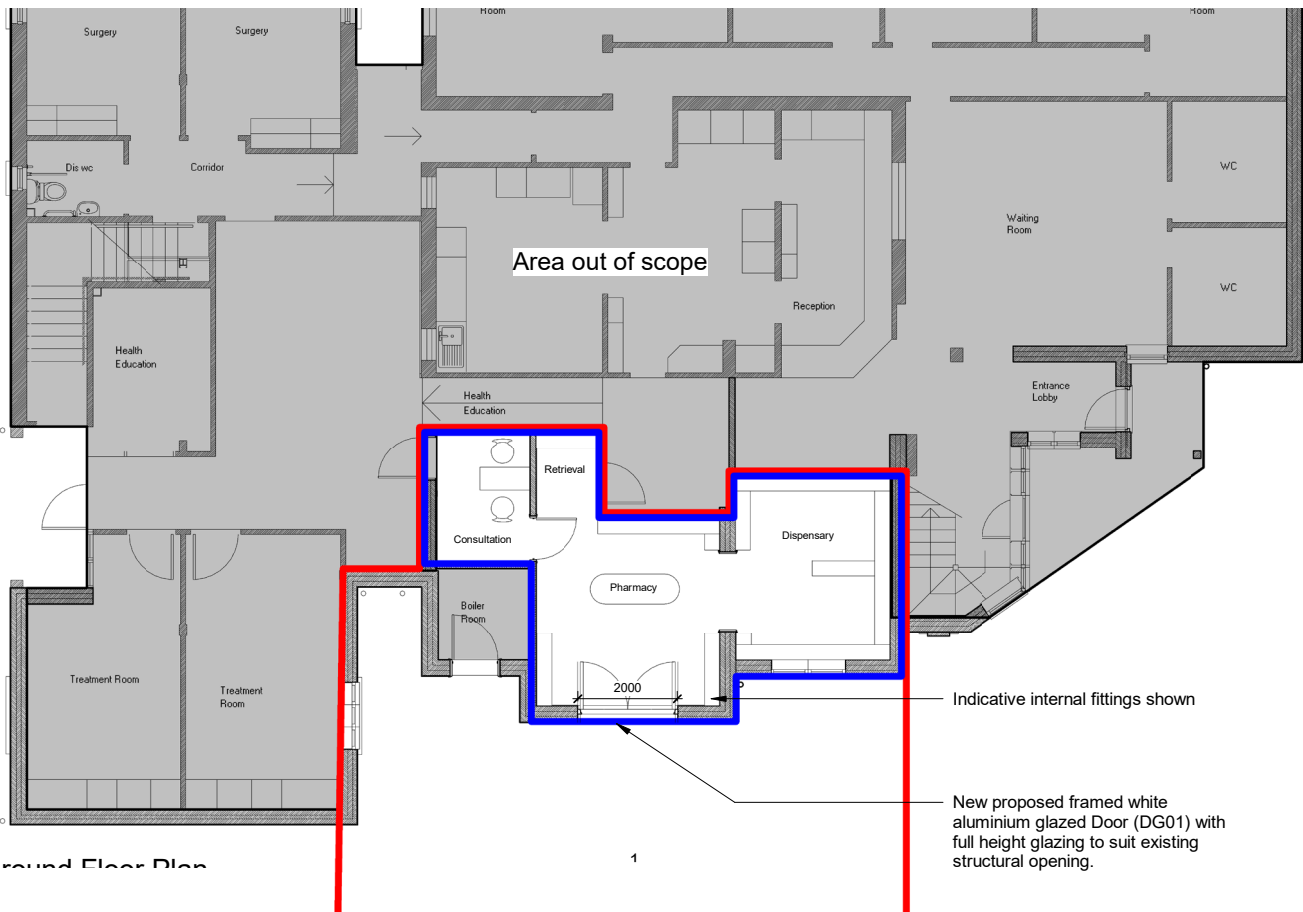
7.03 The Proposed plans maintain the building footprint. Making efficient use of the space provided. The new door will provide a separate independent entrance for the Pharmacy whilst still remaining connected to the Doctors.

LANDSCAPING

7.04 No significant landscaping works will be required as part of the proposal, the existing external landscaping /hard-standing will remain in situ.

APPEARANCE

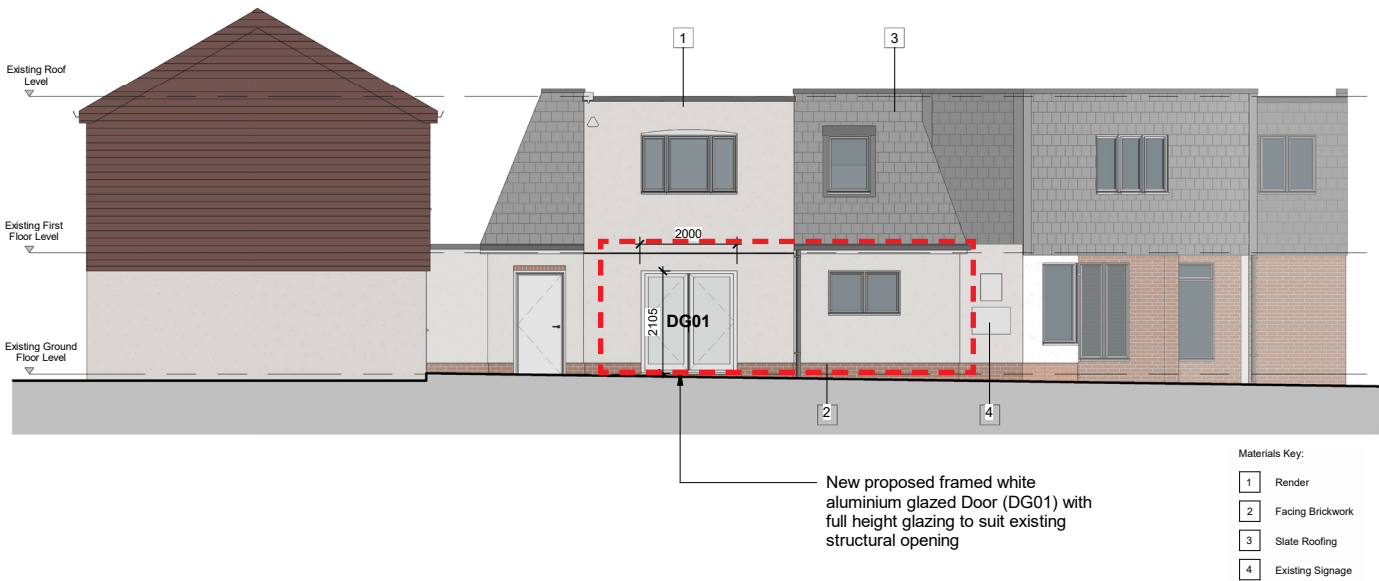
7.05 New proposed full height non-fire rated white aluminium Door with full height glazing (DG01) to suit existing structural opening.



Ground Floor Plan

Proposed Ground Floor Plan

Please refer to latest drawing accompanying the application for current design.



Proposed North (front elevation) showing the new entrance

Please refer to latest drawing accompanying the application for current design.

ACCESS & SUSTAINABILITY

ACCESS - VEHICULAR AND TRANSPORT LINKS

- 8.01
- There are no changes, vehicle access to the rear of the site will be from the existing vehicle access via Judge Close from High Street. Pedestrian access will remain around the building.
- 8.02
- The proposal has been designed to meet Building Regulations Documents Part M (Accessibility).

SUSTAINABILITY

- 8.03
- The scheme has been developed to meet Building Regulation standards in regard Part L.

CONCLUSION

- 9.01
- We ask that the Local Authority supports this application for the following reasons:
- The new entrance door at Judges Close is necessary to provide more efficient and convenient facilities for the applicant and users of the pharmacy.

The location proposed for the new entrance is suitable, easily accessible and convenient. Consideration has been made towards fire safety regulations as well as accessibility.

The proposal will not increase the building footprint, making efficient use of existing building space.

The proposal has no negative effect on trees or planting, drainage strategy or flood risk.

The design of the proposed door is appropriate to its context and has been designed to aesthetically work with the existing building.

The materials chosen for the new entrance are in keeping with the existing white frames of the building
- 8.02
- To be read in conjunction with the following drawings:
- 2518-CAL-XX-00-DR-A-0110-S4-P4-Existing Ground Floor Plan - New Entrance Door

2518-CAL-XX-00-DR-A-0120-S4-P4-Proposed Ground Floor Plan - New Entrance Door

2518-CAL-XX-ZZ-DR-A-0100-S4-P4-Site Location and Block Plans - New Entrance Door

2518-CAL-ZZ-XX-DR-A-0150_S4-P4-Existing North Elevation - New Entrance Door

2518-CAL-ZZ-XX-DR-A-0160_S4-P4-Proposed North Elevation - New Entrance Door

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