

DESIGN & ACCESS STATEMENT

Rosehill Pharmacy

299 Normanton Road, Derby, DE23 6UU

Proposed Extension and Associated External Alterations

Planning Application Supporting Document

September 2026

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the proposed extension and associated external alterations at Rosehill Pharmacy, 299 Normanton Road, Derby, DE23 6UU.

The proposal is intended to improve and enlarge the existing pharmacy premises while retaining the established use of the site. The proposed works are illustrated on the submitted architectural drawings and should be read alongside those drawings.

The statement explains the design approach, the relationship of the proposal to its context, the proposed layout and appearance, and the approach to access. It has been prepared at a level proportionate to the scale and nature of the proposal.

2. Site and Context

The application site is occupied by Rosehill Pharmacy at 299 Normanton Road, Derby, DE23 6UU. The premises provide an established community pharmacy service.

The surrounding area is an established urban environment containing a mixture of commercial and residential development. The design approach therefore seeks to ensure that the extension reads as a coherent addition to the existing building and does not introduce an inappropriate scale, form or appearance.

The submitted drawings provide the principal context for the assessment of the building form, elevations, roof arrangement, access and external staircase.

3. Existing Use and Building

The premises operate as a community pharmacy. The proposed development does not seek to introduce a materially different use. The existing pharmacy use will continue, with additional accommodation provided to support the operation of the business.

The submitted architectural information identifies pharmacy and associated operational accommodation including a dispensary, consultation rooms, staff pantry, WC, storage, retail display areas, counters and a waiting area. The drawings also identify space reserved for a future lift and future pharmacy robotics equipment.

4. Proposed Development

The proposal comprises an extension to the existing Rosehill Pharmacy premises together with associated external alterations, as shown on the submitted plans and elevations.

The development will retain the existing pharmacy use. The additional floor area will provide accommodation required for the continued operation and improvement of the existing community pharmacy, including pharmacy, consultation, circulation, operational and ancillary storage functions where shown on the submitted drawings.

No separate independent storage or distribution business is proposed. Storage at first floor is intended to remain ancillary to the operation of the pharmacy.

An external metal staircase is shown to the rear of the building to provide access to the upper-level accommodation. Its detailed structural and Building Regulations design will be developed in accordance with the relevant technical requirements.

5. Amount

The amount of development is defined by the submitted architectural drawings. The proposal is limited to the extension and associated alterations necessary to improve the existing pharmacy premises.

The final gross internal and external floor areas should be taken directly from the approved application drawings and application form. No additional floorspace or use outside that shown on the submitted drawings is proposed.

6. Layout

The internal layout has been arranged around the functional requirements of a community pharmacy. The ground-floor arrangement includes the main pharmacy/dispensary area, retail display, waiting area, counters, consultation rooms, staff facilities, WC and storage.

The layout provides clear circulation between the customer-facing and operational areas. Consultation rooms are positioned to provide an appropriate degree of separation and privacy from the principal retail and circulation areas.

Storage is arranged to support pharmacy operations without creating a separate commercial use. The future lift location identified on the drawings provides flexibility for future improvement of vertical access.

7. Scale, Massing and Form

The extension has been designed to read as a coherent continuation of the existing building rather than as an unrelated addition. The scale, roof form and proportions are controlled to respond to the existing building and its surrounding urban context.

The proposal avoids unnecessary architectural complexity and uses a simple contemporary form appropriate to a community healthcare/pharmacy building.

The external staircase is positioned to the rear and is designed as a functional but visually restrained element. Its metalwork and guarding can be finished in a durable external-grade coating to provide a consistent contemporary appearance.

8. Appearance and Materials

The architectural treatment is contemporary while responding to the established character of the building and surrounding area.

The proposed material approach includes:

- brickwork and/or complementary masonry finishes to relate to the existing building;
- contemporary cladding elements where shown on the submitted elevations;
- aluminium-framed windows and glazed elements;

- durable metal flashings, coping and rainwater goods;
- a durable external-grade finish to the metal staircase and guarding; and
- appropriate high-quality glazing and shopfront treatment to the pharmacy frontage.

Exact colours, finishes and material junctions should be read in conjunction with the submitted elevations and materials information. Any detailed materials condition can be addressed by the Local Planning Authority if considered necessary.

9. Access

9.1 Pedestrian and Customer Access

The existing principal customer access to the pharmacy will be retained. The proposal does not seek to create a new independent commercial entrance or a separate unit.

The entrance and customer circulation have been arranged to provide a clear and legible route into the pharmacy and to the principal customer-facing areas.

9.2 Upper-Level Access

The submitted drawings show an external metal staircase serving the upper-level accommodation. The staircase will be designed with appropriate treads, landings, handrails and guarding. Detailed dimensions and structural design will be confirmed through the Building Regulations and structural design process.

The drawings also identify space intended for a future lift. The proposal therefore allows for future improvement of vertical accessibility, subject to the detailed design and any future approvals required.

9.3 Inclusive Access

The ground-floor pharmacy, which contains the principal customer-facing facilities, will remain accessible from the existing principal entrance. The design will be developed in accordance with the applicable access requirements for buildings other than dwellings.

Where the upper floor is used solely for ancillary staff/storage purposes, the detailed access strategy will reflect that use. If the use of the upper floor changes to provide public-facing facilities, the appropriate accessible route will need to be provided.

10. Landscaping and External Areas

The proposal is designed to minimise unnecessary changes to external areas. Where space allows, existing planting and hardstanding will be retained and any disturbed areas will be reinstated with appropriate durable surfacing and low-maintenance landscaping.

The external staircase will be integrated with the rear elevation rather than treated as a visually dominant freestanding structure.

11. Residential Amenity

The design has been developed with regard to the relationship between the extension and neighbouring properties. The proposal retains the established commercial/pharmacy use and does not introduce a materially different activity.

The arrangement of openings and external circulation should be assessed against the submitted elevations and site plan to ensure that there is no unacceptable loss of privacy, overlooking, overbearing impact or loss of light to neighbouring occupiers.

The external staircase is located to the rear and is a functional access element associated with the building. Its detailed guarding and landings will be designed to avoid unnecessary opportunities for overlooking.

12. Sustainability and Energy Efficiency

The extension provides an opportunity to improve the thermal and operational performance of the premises through the use of modern construction standards and energy-efficient services.

- high-performance insulation and building fabric;
- energy-efficient LED lighting;
- efficient heating and hot-water systems where applicable;
- durable and low-maintenance external materials;
- water-efficient sanitary fittings; and
- consideration of sustainable drainage and surface-water management where practicable.

13. Planning and Design Policy Context

The proposal has been considered against the adopted Derby City Local Plan Part 1 – Core Strategy, which remains part of the statutory development plan for Derby alongside the remaining saved policies of the City of Derby Local Plan Review 2006.

Policy CP3 (Placemaking Principles) seeks high-quality, well-designed development that is well integrated with its setting, provides good standards of privacy and security, uses land efficiently and responds positively to existing buildings, site orientation and local context.

Policy CP4 (Character and Context) requires proposals to make a positive contribution to the character, distinctiveness and identity of neighbourhoods and to have regard to building form, scale, height, massing, siting, landscaping, parking, architectural style and materials.

Policy CP21 (Community Facilities) recognises the importance of facilities serving the community, including health services, and supports new or improved facilities where they are accessible, appropriately located and provide satisfactory levels of amenity.

The proposal is also intended to accord with the design, accessibility, transport, environmental and sustainability principles of the National Planning Policy Framework and relevant development management policies.

14. Planning Design Response

Design Consideration	Response
Character and Context	The extension responds to the existing building through a controlled scale, coherent form and complementary material treatment.
Design Quality	A simple contemporary architectural language is used, appropriate to an established community pharmacy.
Function	The internal arrangement is based on the operational requirements of a pharmacy, with clear customer, consultation and operational areas.
Access	Existing principal customer access is retained; the upper-level staircase is designed as a functional, safe and visually restrained element, with provision identified for a future lift.
Amenity	The proposal retains the established use and seeks to avoid unacceptable overlooking, overbearing effects and loss of light.
Sustainability	Modern construction standards, efficient services, durable materials and appropriate surface-water measures will be incorporated where practicable.
Community Benefit	The development supports the continued operation and improvement of an established local pharmacy and community healthcare service.

15. Conclusion

The proposed development represents an appropriate extension and improvement of the existing Rosehill Pharmacy premises at 299 Normanton Road. The existing pharmacy use will be retained and the additional accommodation will remain ancillary to that established use.

The design provides a functional arrangement for pharmacy, consultation, customer and operational requirements while maintaining a coherent relationship with the existing building. The proposed external alterations, including the rear metal staircase, are intended to be visually integrated and appropriately detailed.

Subject to the detailed technical design being completed in accordance with Building Regulations and any necessary specialist requirements, the proposal provides a suitable design and access response for the continued operation of the community pharmacy.