



# Betterview Windows & Conservatories Ltd

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## **REFERENCE: DESIGN & ACCESS STATEMENT**

### **HAMBRO PHARMACY, 53A HULLBRIDGE ROAD**

It is proposed to extend the existing pharmacy at the above site by the addition of a single storey rear extension to add approximately 15 square metres of floorspace.

The building is entirely commercial use, with a separate premises operating from the first floor. It is proposed that the materials used on the extension will externally match and blend with the existing building, which forms an end terrace. The scope of the works is in keeping with existing extensions already built on other units in the terrace.

The visual impact of the extension will be minimal. There is no public access around the back of the site other than an access footpath for the terrace, and the detached residential dwelling to the left of the site already has an extension built up to the boundary line.

The extension is built as close as possible to the site boundaries whilst ensuring that it does not overhang. This again is in keeping with other works already completed in the terrace.

The existing rear yard is currently wasteground and the addition of the extension will not impact upon either storage areas or parking.

The site is situated on Hullbridge Road close to the junction with Rawreth Lane, and the parade of shops have a parking and access road along the front, off the main byway. There is also good public transport access as the road is on a bus route.

It is not proposed that the extension will have any impact on traffic to and from the site, and no additional staff are being employed. The extension is primarily for additional storage and shop space