



Design and Access Statement

***Project:* Single storey extension to existing pharmacy to allow increased capacity for dispensing medication.**

***Location:* Buxton Pharmacy, 2 Temple Road, Buxton, SK17 9BA**

***Date:* April 2026**

1. Introduction

This design and statement has been prepared to support a planning application for a single-storey extension at Buxton Pharmacy. The proposal seeks to expand the existing healthcare facility to improve operational efficiency and clinical service delivery for the local community.

2. Planning Policy Context

This application has been prepared in accordance with the National Planning Policy Framework (NPPF) and the High Peak Local Plan (Adopted 2016). The following policies are considered relevant to the determination of this application:

2.1 National Planning Policy Framework (NPPF)

- *Chapter 8 (Promoting Healthy and Safe Communities):* Paragraph 92 (or current equivalent) supports the provision and modernization of community health facilities. The proposal directly contributes to the retention and development of accessible local services.
- *Chapter 12 (Achieving Well-Designed Places):* The design is of a high quality, sympathetic to the local character, and inclusive for all users.
- *Chapter 16 (Conserving and Enhancing the Historic Environment):* As the site lies within a Conservation Area, the proposal pays special regard to the desirability of preserving the character of the area. The "less than substantial harm" (if any) is clearly outweighed by the public benefit of improved healthcare provision.

2.2 High Peak Local Plan (2016)

- *Policy S 1 (Sustainable Development Principles)*: The proposal represents sustainable development by improving an existing facility within the built-up area boundary.
- *Policy S 7 (Buxton Sub-Area Strategy)*: Supports the role of Buxton as a principal service centre and encourages the improvement of community infrastructure.
- *Policy EQ 6 (Design and Place Making)*: The extension respects the site's context, scale, and character. It utilizes materials that complement the existing palette and ensures the amenity of neighbouring properties is not compromised.
- *Policy EQ 7 (Built and Historic Environment)*: The design specifically responds to the Buxton College Conservation Area character. By remaining single-storey and utilizing matching materials, the proposal preserves the heritage significance of the street scene.
- *Policy CF 3 (Local Infrastructure Provision)*: Explicitly supports the improvement of community facilities, including healthcare services, to meet the needs of the local population.

2.3 Supplementary Planning Documents (SPD)

- *High Peak Design Guide SPD (2018)*: The proposal adheres to guidance regarding subservient extensions and the use of appropriate materials.
- *Buxton College Conservation Area Appraisal*: The development respects the key characteristics identified in the appraisal, specifically the retention of the building's primary form and the use of traditional materials.

3. Use and Amount

- **Existing Use**: The site currently operates as a community pharmacy (Use Class E).
- **Proposed Use**: The extension will remain in Use Class E, providing additional floor space to support the pharmacy's core functions.
- **Floor Area**: The existing gross external area (GEA) is **77.5m²**. The proposed extension adds **22.5m²**, resulting in a total GEA of **100m²**. This represents a modest and proportionate increase to the building's footprint.

4. Layout and Scale

- **Layout:** The extension is positioned to integrate with the existing building's internal workflow. The design ensures the retention of the existing accessible WC, maintaining the facility's current high standard of patient amenities.
- **Scale:** The extension is strictly single-storey and subordinate to the main building. By keeping the massing minimal, the proposal ensures no overbearing impact on the street scene or the character of the **Buxton College Conservation Area**.

5. Appearance and Materials

The design prioritizes architectural continuity with the host building:

- **Walls:** External walls will be finished in **render** to match the existing building's colour and texture.
- **Detailing:** The extension will incorporate **feature stone detailing** to replicate the existing stonework, ensuring the new fabric is visually indistinguishable from the original.
- **Fenestration:** To maintain the security and privacy of the pharmacy's dispensing and storage operations, **no new windows or doors** are proposed within the extension. The external envelope will remain solid, utilizing the matching render and stone to provide a clean, cohesive finish.

6. Access

- **Inclusive Access:** The pharmacy currently provides a high standard of accessibility which will be fully maintained. This includes:
 - An automated 1000mm wide door for primary entry.
 - Level access from the exterior into the premises.
 - A compliant accessible WC within the existing footprint that remains unaffected and available for use following the extension.
- **Internal Circulation:** All new floor areas will be level with the existing pharmacy floor to ensure unobstructed movement for staff and patients.
- **Parking:** No changes are proposed to the existing parking and delivery arrangements at the site.

7. Conclusion

The proposed extension is a sympathetic development that uses matching materials to respect the local vernacular. By utilizing the existing superior access points and retaining internal accessible facilities, the proposal ensures the pharmacy remains a modern, inclusive, and viable community health asset.



View of the existing Buxton Pharmacy.