

Blueprint Architectural Services Ltd

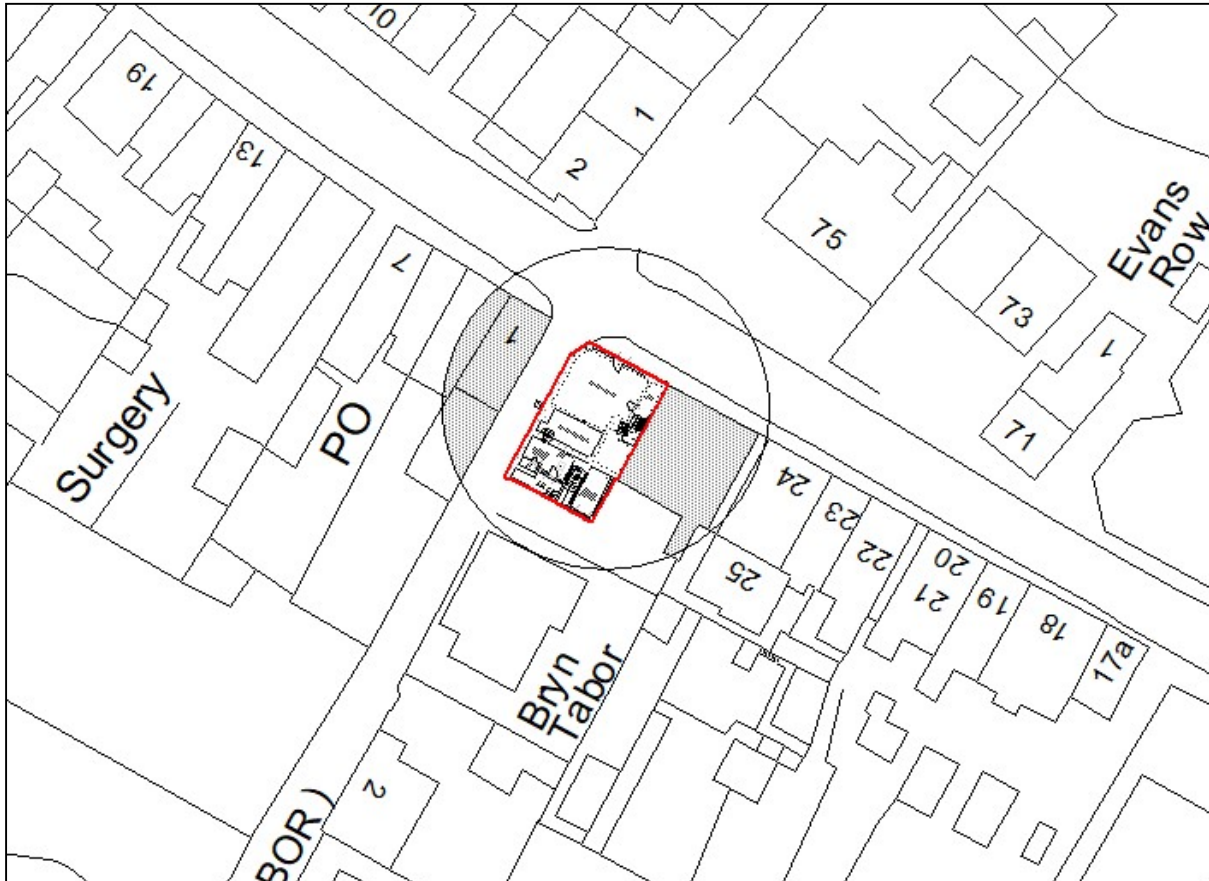
Office 3k4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Planning Statement



Statement prepared for:

Mr Dhimant Patel

The Pharmacy,
Manchester House,
High Street, Coedpoeth,
LL11 3LS.

Statement required for:

Proposed alterations and extensions at The Pharmacy, Manchester House, High Street, Coedpoeth, LL11 3LS.

1.0 Brief

- 1.1** This planning statement was produced by Blueprint Architectural Services on behalf of Mr. Patel to support the application at the property.
- 1.2** The Pharmacy provides a crucial role within the village of Coedpoeth, supplying medical products and prescriptions to the locality. The increased pressure amounting from the Covid 19 pandemic has highlighted areas for improvement within the practice.
- 1.3** According to NHS UK, the Pharmacy provides services such as flu vaccines, needle exchanges, smoking cessation, and a delivery service for residents. It is though the additional area would vastly improve the facilities and output from the employees at the Pharmacy.

2.0 Economic Context

- 2.1** At ground floor, the improved dispensary would help the employees in preparing prescriptions and further medical tasks to aid the community. When looking at the first-floor extension, the intention is to provide a waiting room for private clients. This will then lead to a new clinician room being developed within the existing bathroom.
- 2.2** As it stands, there are several employees working within the pharmaceutical storage area which provides a cramped and chaotic working environment.

3.0 Appearance

- 3.1** Whilst developing the scheme with the client, the proposed layout was developed to ensure the extension has a minimal impact on the surrounding buildings.
- 3.2** A rendered finish has been incorporated to ensure an aesthetically pleasing link to the existing stone can be achieved. The parapet walls have been finished with coping stones to ensure a clean finish to the elevations.

4.0 Community Safety

- 4.1** According to information available to the general public, there has been 27 crimes reported in the vicinity for the month of September 2020. This information has been obtained from the Police website (www.police.co.uk).

4.2 There is very little reason to suggest why the application to site would see an increase in these figures.

5.0 Conclusion

5.1 We feel this application to site should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal.

5.2 By allowing the property to be extended it will ensure the Pharmacy can continue to provide the community with vital services.

*Document prepared by:
Jack Felgate
Architectural Technician
On behalf of Blueprint Architectural Services*