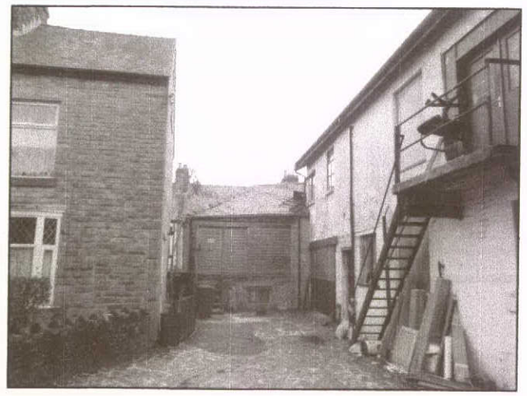
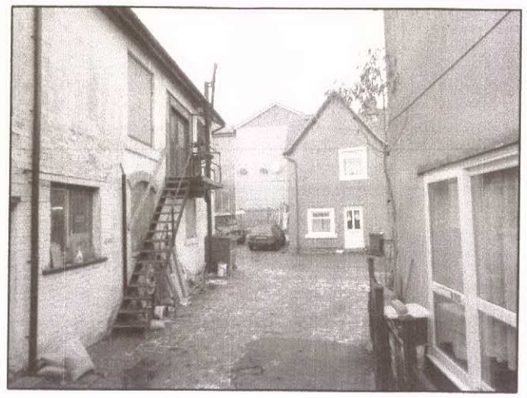
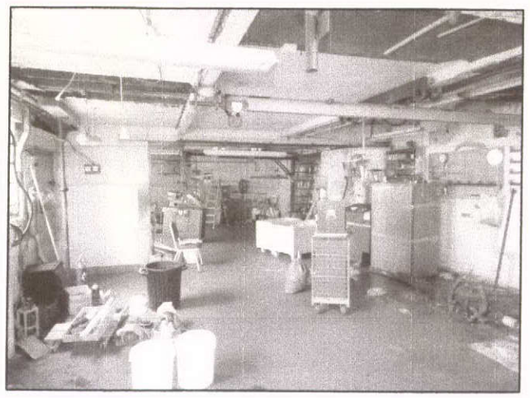
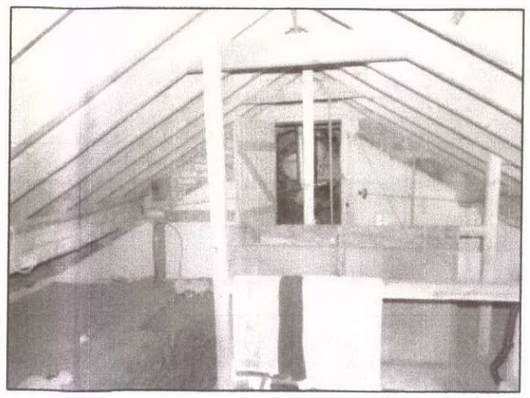
PHOTO RECORD 01 &
DESIGN ACCESS STATEMENT

THE C & P FACTORY BUILDING (ALSO BUXTON LIGHT ENGINEERING) SITS JUST OFF DALESIDE (OFF DALE ROAD) WITHIN THE BUILT UP BOUNDARY OF BUXTON. ALTHOUGH WITHIN A DENSE AREA OF RESIDENTIAL SPACE, THE BUILDING DOES ACTUALLY AFFORD A CERTAIN AMOUNT OF COURTYARD AMENITY SPACE AROUND IT (ALTHOUGH A RIGHT OF ACCESS DOES EXIST). PRIVATE PARKING IS ALSO AVAILABLE AROUND THE BUILDING FOR 3 – 4 CARS, WHICH IS UNUSUAL IN THIS AREA AS MOST SPACES ARE ONLY AFFERED BY ROAD SIDE PARKING.
THE BUILDING IS CURRENTLY A SMALL COMMERCIAL FACTORY BUILDING OF MASONRY CONSTRUCTION – BRICK/BLOCK WALLS WITH NOMINAL CAVITY WITH EXTERNAL RENDER / LIMEWASH. WINDOWS ARE SOFTWOOD TIMBER – STAINED OR PAINTED. THE ROOF HAS BEEN RECENTLY REPLACED WITH MANY OF THE INTERNAL TIMBERS REPLACED AND ROOF COVERINGS REPLACED WITH A COMMERCIAL SLATE THAT RESEMBLES THAT ROOF FINISHES AROUND IT. ALTHOUGH IN POOR DECORATION AND IN NEED OF MAJOR REFURBISHMENT, THE ELEVATIONS ARE ACTUALLY OF SOME CHARACTER AND IT IS WITH THIS IN MIND THAT THIS PROPOSAL WISHES TO RETAIN THIS APPEARANCE IN THE CONVERSION TO A DWELLING.
THE SITE WAS GIVEN PLANNING PERMISSION IN 2005 (HPK/2005/0261) FOR THE CREATION OF 4 DWELLINGS AND THE CONSTRUCTION OF 1 NEW DWELLING. PART OF THE WORK RELATING TO THIS APPLICATION HAS ALREADY BEING COMPLETED WITH THE COTTAGE TO THE REAR ETC – HENCE THE APPROVAL IS STILL VALID. THESE WORKS ARE INTENDED AS AN AMENDMENT TO THAT EXISTING APPROVAL
IT IS THE MAIN FACTORY BUILDING THAT IS TO BE ALTERED HOWEVER. TO THE USE OF ONE SINGLE DWELLING (INSTEAD OF THE TWO APPROVED TOWN HOUSES) AND THE RETENTION OF MUCH OF THE BUILDING ELEVATIONS RATHER THAN THE SIGNIFICANT CHANGES THAT THE PREVIOUS PROPOSALS RELATED TO. THE PROPOSAL ALSO REPRESENTS MUST LESS IMPACT ON THE SURROUNDING NEIGHBOURS AS IT ONLY RELATES TO THE CREATION OF ONE NEW DWELLING THROUGH REFURBISHMENT OF THE EXISTING BUILDING. THIS THEREBY GREATLY REDUCES TRAFFIC FLOW FROM ITS EXISTING USE AND ALSO THAT OF THE PREVIOUSLY APPROVED SCHEME. THE REQUIREMENT FOR PARKING IS ALSO REDUCED AS THE APPLICATION ONLY RELATES TO ONE DWELLING.
THE APPLICATION NOT ONLY SERVES TO PRESERVE THE CHARACTER OF A BUILDING WITHIN THE BUILT UP TOWN CENTRE, BUT IT ALSO ALLOWS FOR THE CONVERSION OF A CHANGE OF USE OF A COMMERCIAL BUILDING INTO A RESIDENTIAL USE, THEREBY REDUCING THE IMPACT ON THE NEIGHBOURS IN A PREDOMINATELY DOMESTIC AREA.



18 JAN 2011

HPK/2011/0021

NEW DWELLING
DALESIDE, BUXTON
C & P FACTORY BUILDING

DWG: EXISTING PHOTOS
NEW DWELLING, DALESIDE
C&P FACTORY BUILDING

REVISIONS:

CHECKED:
DATE: JAN 11 DRAWN:

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF AJS ARCHITECTURE AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS. - DO NOT SCALE OFF DRAWING, CONFIRM ALL DIMS ON SITE

A.J.S ARCHITECTURE
32 carr road.
buxton.
derbyshire.
sk17 6wf.
h: 01298 26062
m: 07794 400237

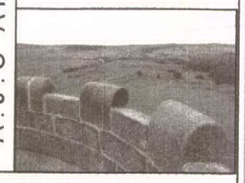


PHOTO 01

DALESIDE, BUXTON