HPK/2011/0633
COUNCIL
11 NOV 2011

Design & Access Statement for Residential Conversion of 3, Lightwood Road, Buxton. RLM592/DAS

Introduction

This application is being submitted on behalf of my client and is for the conversion of a vacant property (formerly a Dentist's Practice) into three self contained flats, with communal facilities to the rear.

The ground floor maisonette utilising the existing entrance and the upper two flats are served by a new staircase accessed by a relocated side entrance to the covered passageway.

It is understood that the property has remained vacant since the Dentist's Practice relocated to other premises in Buxton. According to available information the property was first offered for sale in October 2010 by Bagshaw's Estate Agents.

Following an unsuccessful period the property was subsequently offered for sale at auction on 16th February 2011 (Lot 14) – see attached particulars. The property did not sell, was withdrawn and then was sold in late April of this year. Within weeks the property was put back on the market at another auction and my client purchased the property in mid – June of this year after the auction, as again the property failed to reach it's reserve price.

It should be noted that the property has structural movement to the rear three storey outrigger and this may have had an effect on the sale.

Design

The design seeks to utilise the available space within the property in an economic way whilst retaining and enhancing the external appearance of the property with improvements to the front elevation in particular.

The length of the property and the fact that it forms part of a terrace has given rise to the open plan type layout to the living, dining and kitchen space.

There is no off street parking available to the property due to it's location as part of a terraced row but the close proximity of the town and nearby car parks mean that the property is well served, especially as local bus and train routes are plentiful.

Access

Access to the properties will be as per the plans - All electrical sockets and switches, etc. will be installed to comply with Approved Document M.

Robert L McGuinness
Principal – RLM Associates

4th November 2011

LOT 14 Formerly The Lightwood Dental Practice, 3 Lightwood Road, Buxton, SK17 7BJ

Mid terrace commercial property offering scope to convert back to residential use, subject to the necessary planning consents.

DESCRIPTION

A mid terrace commercial property offering scope to convert back into residential use, subject to the necessary planning consents. The properrty has recently been used as a dental surgery and provides accommodation for three separate surgery rooms, staff areas, reception area and ancillary areas. The property is part double glazed, part air conditioned and gas centrally heated.

ACCOMMODATION

Cellar
Ground Floor: Two reception rooms, box room, rear hall.
First Floor: Landing, cloakroom/wc, two rooms, ancilliary room with sink.
Second Floor: Landing, bathroom, kitchen area.
Exterior: Yard to rear.

TENURE

Freehold.

VENDOR'S SOLICITORS

Gould & Swayne, 31 High Street, Glastonbury, Somerset, BA6 9HA - Tel: 01458 833700

VIEWING

By arrangement with the Joint Auctioneers: Bagshaws Residential, Bridge Street, Bakewell, Derbyshire, DE45 1DS - Tel: 01629 814774



GUIDE PRICE: £125,000