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PEAK DISTRICT NATIONAL PARK AUTHORITY
13 DEC 2011

Design and Access Statement

18 Burlow Road Harpur Hill Buxton
Conversion of Shop Living Accommodation into 4 Flats
And Increase of Retail Floorspace by Reducing
5 Adjoining Flats to 4

The Property

Number 18 Burlow Road is a mixed use property comprising retail shop with two storey living accommodation and attached flats. The retail area is currently 187 square metres and the two storey living accommodation has 5 Bedrooms. The attached flats comprise two 2 bedroom flats, two 1 bedroom flats and one bedsit. The property is situated on a sloping site and has an elevated rear garden accessible via steps from the rear of the property and via a ground floor corridor through the adjacent flats. To the rear of the property is open pastureland.
The shop and flats etc are built of brick with a blue slate roof. The walls to the front of the property have an external finish of smooth faced red brick whilst the rear has a mixture of similar brick and render finishes.

The Proposal

The proposal is to increase the retail area of the shop by approximately 25 square metres by incorporating the floor area of one of the adjacent ground floor flats, and to convert the 5 bedroom shop living accommodation into 4 flats. In total the property would then comprise shop with retail area of 212 square metres, two 2 bedroom flats, five 1 bedroom flats and one bedsit.
The reason for the proposal to try and redress the continuing falling sales of the small retail shop which have resulted from competition by the supermarkets. Mr Jilani does not now require the 5 bedroom accommodation attached to the shop and therefore the provision of small domestic units for rent will satisfy an increasing trend and provide income to offset the falling profits from the shop.
In addition the increased retail area for the shop will allow a greater selection of goods to be on offer which will hopefully boost sales.

The Design

The external appearance of the building will remain largely the same since the majority of the works will be internal. There will however be three additional windows, one to a Kitchen on the South West Elevation and two in the North West Elevation serving a Boxroom and a Bathroom. Both these windows will be opaque glazed. Also on the South West Elevation and existing window will be enlarged to form a door and an access bridge will be formed to this door to allow access over the existing ground floor passage at the rear.
The style and materials of the new windows and door will match those existing.
Parking will be provided at the front by opening up the enclosed area to provide more usability than is currently possible however, the property is situated on a bus route with a frequent service into town.

Access

Access to the ground floor flats and to the shop remain through existing doors however access to the first floor flats is via staircase. Whilst this does not allow access to these flats for wheelchair users the proposal to convert the existing living accommodation to flats does provide two flats at ground floor and two at first floor. There are therefore equal numbers for disabled and non-disabled persons.