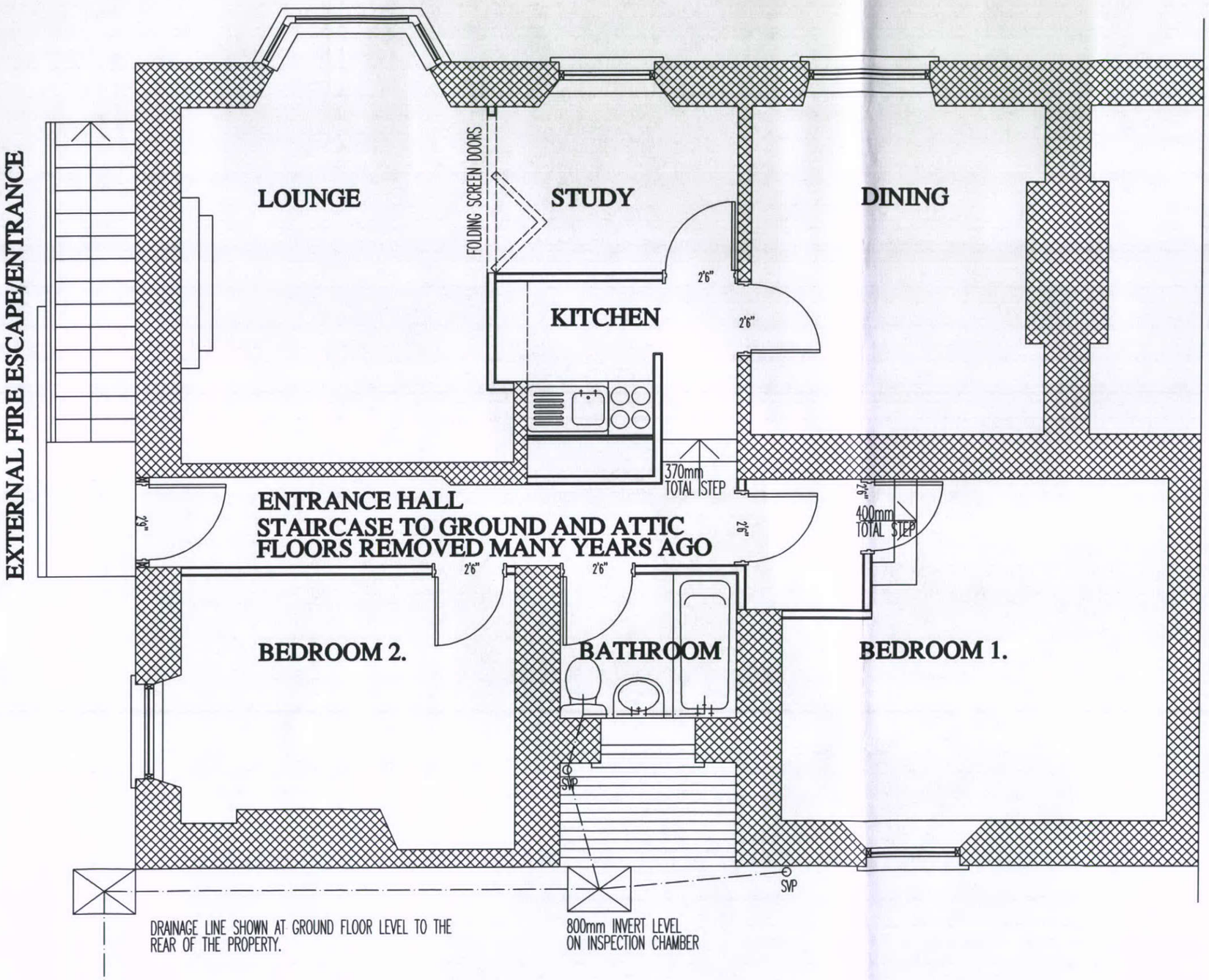
FIRST FLOOR PLAN AS EXISTING 1:50
EXISTING FLAT OVER RETAIL BELOW

(NB: WORK HAD STARTED TO FORM 2 SELF CONTAINED FLATS BUT NO 'NEW WORKS' UNDERTAKEN)

FRONTAGE TO HARDWICK STREET



THE EXISTING PROPERTY IS A TRADITIONAL STONE BUILT PROPERTY COMPRISING OF OFFICE ACCOMMODATION AT GROUND FLOOR LEVEL WITH A 2 BEDROOM FLAT ABOVE. THIS FLAT CURRENTLY BEING ACCESSED VIA AN EXTERNAL STEEL FIRE ESCAPE THAT SITS ABOVE EXTERNAL ACCESS TO THE BASEMENT CELLAR.

THE PROPOSAL RELATES TO THE DEMOLITION OF THE EXTERNAL FIRE ESCAPE AND THE EXTERNAL CELLAR ENTRANCE AND THE CONSTRUCTION OF A NEW INTERNAL STAIRCASE AT GROUND FLOOR LOBBY LEVEL TO FEED SELF CONTAINED FLAT AND OFFICE SPACE AT FIRST/SECOND FLOOR IN LIEU OF THE EXISTING FLAT OVER. (AN EXISTING INTERNAL STAIRCASE DID EXIST AND WAS REMOVED SOME TIME AGO – THEREFORE THIS IS DEEMED AS A REPLACEMENT OF AN EXISTING PROVISION)

THE APPLICATION ALSO RELATES TO THE REPLACEMENT OF THE EXISTING FIRST FLOOR BAY WINDOW AND THE PROVISION OF NEW ESCAPE WINDOW UNITS TO REPLACE THE EXISTING.

A PREVIOUS PLANNING APPLICATION FOR THE CONVERSION OF THE FIRST FLOOR SPACE INTO 2 SELF CONTAINED FLATS HAD BEEN APPROVED AND CLEARANCE WORK STARTED TO IMPLEMENT THIS APPROVAL. 'NEW BUILD' WORKS HAVE NOT TAKEN PLACE HOWEVER AND DUE TO THE CURRENT ECONOMIC CLIMATE THE CLIENT HAS DECIDED THAT A MIXED USE FOR THE FIRST/SECOND FLOORS OF THE BUILDING WOULD BE MORE VIABLE.

HPK/2011/0709

HIGH PEAK BOROUGH COUNCIL
CLASSIFIED
RECEIVED
19 DEC 2011
FILE REF
REPLY REQUIRED

HIGH PEAK BOROUGH COUNCIL
19 DEC 2011
BUXTON RECEPTION

DWG: EXISTING
26 HARDWICK STREET
INTERNAL CHANGE OF USE

REVISIONS:

1:50	CHECKED:
DATE: DEC 11	DRAWN:

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EXISTING 01

26 HARDWICK ST

26 HARDWICK ST, BUXTON