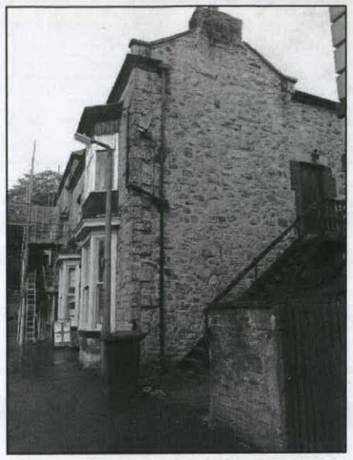
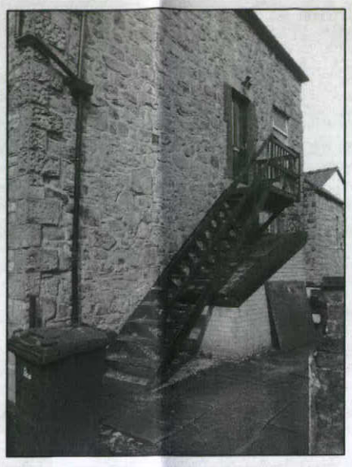
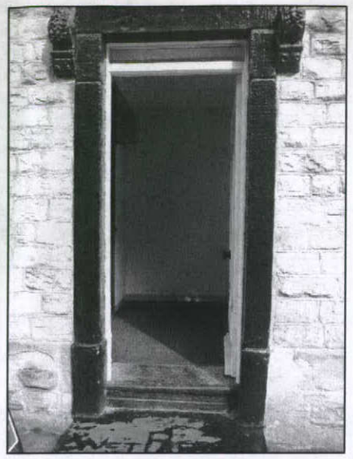
EXISTING PHOTO RECORD AND DESIGN STATEMENT

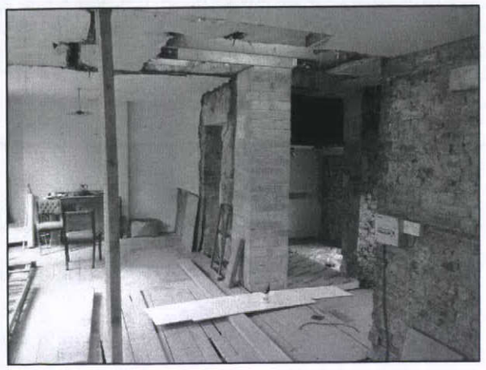












DESIGN STATEMENT

26 HARDWICK STREET IS ONE OF NUMEROUS VICTORIAN BUILDINGS THAT (ALONG WITH VARIOUS EDWARDIAN NEIGHBOURS) FORMS THE CENTRAL BUXTON CONSERVATION AREA AND GIVES THE TOWN ITS DISTINCTIVE CHARACTER. THE PROPERTY SITS IN A ROW OF SIX PROPERTIES THAT DATE BACK TO THE MID 1800'S AND LINK TERRACE ROAD TO SPRING GARDENS

THE EXISTING PROPERTY IS A TRADITIONAL GRITSTONE BUILT BUILDING 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 PROPERTY SITS ONTO A WIDE FOOTPATH AGAINST HARDWICK STREET IN THE CENTRE OF BUXTON. THE PROPERTY IS NOT LISTED BUT IT DOES HOWEVER SIT WITHIN THE TOWN CENTRE CONSERVATION AREA AND AS IS IN KEEPING WITH THE CONSERVATION AREA, ALL WINDOWS ARE CURRENTLY TIMBER, ALTHOUGH OF POOR QUALITY AND VARYING IN STYLE.

ALL THE PROPERTIES IN THIS ROW OF BUILDINGS ARE EITHER COMPLETELY COMMERCIAL/OFFICE SPACE OR OFFICE/COMMERCIAL WITH FLATS OVER – AS IS THE CURRENT CASE WITH THIS BUILDING. ALTHOUGH NONE OF THE PROPERTIES IN THIS ROW HAVE DEDICATED PARKING SPACES, THEY ARE WITHIN EASY WALKING DISTANCE OF ALL THE TOWN CAR PARKS AND THIS PARTICULAR BUILDING HAS FREE RESTRICTED WAITING PARKING SPACES OPPOSITE.

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 REVISED FLAT LAYOUT AND SELF CONTAINED OFFICE SPACE AT FIRST 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). AS THE BUILDING ONLY HAS A SMALL AREA OF GROUND AND FIRST FLOOR USABLE OFFICE SPACE, A DIRECT EXTERNAL FIRE ESCAPE WOULD NOT BE DEEMED A REQUIREMENT. THE REMOVAL OF THESE STRUCTURES WILL ALSO GREATLY ENHANCE THE APPEARANCE OF THIS BUILDING WITHIN THE CONSERVATION AREA AND WILL ASLO SIGNIFICANTLY TIDY UP THE YARD TO THE SIDE OF THE PROPERTY.

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. ALL THESE WINDOWS ARE TO BE IN TIMBER AND WILL BE SASH UNITS RATHER THAN THE UNSIGHTLY MIXTURE OF WINDOW STYLES WE SEE ON THE EXISTING. (THE CELLAR ACCESS WILL BE PROVIDED BY A SEALED TRAP DOOR BELOW THE NEW INTERNAL STAIRCASE).

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 OF RESIDENTIAL AND COMMERCIAL FOR THE FIRST/SECOND FLOOR OF THE BUILDING WOULD BE MORE VIABLE. THE PREVIOUS APPLICATION NUMBER WAS HPK/2010/0182. THE WORKS EXTERNALLY ARE NO DIFFERENT TO THE PREVIOUSLY APPROVED SCHEME FOR FLAT CONVERSION AND INTERNALLY THE LAYOUT HAS BEEN SUCH THAT IT WOULD BE EASY TO CONVERT INTO TWO FLATS AGAIN IN THE FUTURE IF THIS DID EVER BECOME A MORE VIABLE ECONOMIC USE FOR THE FIRST FLOOR. AS THE ROW OF BUILDINGS HAVE A PREDOMINANT COMMERCIAL/OFFICE / FLAT USE ON ALL FLOORS, IT CAN BE SEEN THAT THIS PROPOSAL REPRESENTS A USE THAT IS IN KEEPING WITH THE OTHER SURROUNDING BUILDINGS AND OFFERS A SIGNIFICANT VISUAL IMPROVEMENT OVER THE EXISTING PROPERTY ELEVATIONS.

26 HARDWICK ST, BUXTON

HPK/2011/0709
HIGH PEAK BOROUGH COUNCIL
RECEIVED
19 DEC 2011
FOR REF

DWG: EXISTING
26 HARDWICK STREET
INTERNAL CHANGE OF USE

REVISIONS:

NTS	CHECKED:
DATE: DEC 11	DRAWN:

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EXISTING 05

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