



THE EXISTING SHEETED ROOF IS TO BE STRIPPED OFF AND REPLACED WITH NATURAL BLUE/GREY SLATE SO AS TO RESPECT SURROUNDINGS AND THE POSITION WITHIN THE CONSERVATION AREA

NO CHANGES TO THIS ELEVATION OTHER THAN THE REPLACEMENT ROOFING MATERIAL AND EXISTING WINDOW REPLACEMENT

THE TWO EXISTING TIMBER WINDOWS TO THE COURTYARD FACING ELEVATION ARE TO BE REPLACED WITH ROSEWOOD FACED UPVC DOUBLE GLAZED UNITS SO AS TO MATCH THE EXISTING. (ALL WINDOWS SIZES ARE THE SAME THROUGHOUT)

ROEBUCK HOUSE DATES BACK TO THE 1920'S AND SITS WITHIN ROEBUCK PLACE TO THE REAR OF THE ROEBUCK PUBLIC HOUSE ON THE MARKET PLACE IN CHAPEL-EN-LE-FRITH. THE BUILDING SITS WITHIN A CONSERVATION AREA ALTHOUGH THE BUILDING IS PRIVATE FACING WITHIN ROEBUCK PLACE. THE ELEVATIONS ARE BRICK/BLOCK RENDERED AND PAINTED CREAM AND HAVE WINDOWS TO THREE ELEVATIONS THAT ARE MAINLY ROSEWOOD FACED UPVC WITH OPENING CASEMENTS (TWO WINDOWS TO THE REAR ARE HOWEVER TIMBER - THESE ARE GENERALLY IN POOR CONDITION). THE ROOF IS AN INDUSTRIAL ASBESTOS BASED SHEETED ROOF WHICH ALTHOUGH IN REASONABLE CONDITION IS NOT IN KEEPING WITH THE AREA AS A ROOFING MATERIAL

THE BUILDING ITSELF HAS, UP UNTIL RECENTLY, BEEN USED FOR OFFICE SPACE OVER 2 FLOORS. THE CURRENT OWNERS HAVE HOWEVER BEEN TRYING TO SELL THE PROPERTY AS SUCH SINCE OCT 2011 WITH NO SUCCESS. THERE IS LITTLE CALL FOR OFFICE SPACE IN THE AREA, DUE TO THE POOR LOCATION FOR COMMERCIAL PROPERTY AND THE LACK OF AVAILABLE PARKING WITH THE BUILDING.

THE ONLY PEOPLE WHO HAVE EXPRESSED AN INTEREST IN THE BUILDING HAVE DONE SO ON THE BASIS OF ANY POTENTIAL USE FOR DOMESTIC PURPOSE BEING GIVEN TO THE PROPERTY. SUCH A USE SEEMS THE ONLY REAL LOGICAL WAY FORWARD FOR A FUTURE USE OF THE BUILDING. THERE IS VERY LITTLE CALL FOR OFFICE OR COMMERCIAL SPACE IN SUCH LOCATIONS, EVEN IN A GOOD MARKET, AS THE BUILDING HAS NO PUBLIC FACE AND AS IT IS LAND LOCKED IN TERMS OF BOUNDARIES IT CAN NOT OFFER ANY PARKING FOR SUCH BUSINESS USE. ALL THESE ASPECTS COUNT AGAINST A FUTURE FOR COMMERCIAL USE (THE PREVIOUS USE WAS WITHIN THE FAMILY OF THE CURRENT OWNERS WHERE SUCH LIMITATIONS DID NOT NEED TO BE CONSIDERED).

THE LAYOUT OF THE BUILDING AND THE INTERNAL AREA ON OFFER WOULD ALLOW RELATIVELY EASY CONVERSION TO DOMESTIC SPACE HOWEVER. EXTERNALLY NO CHANGES WOULD NEED TO TAKE PLACE OTHER THAN IMPROVEMENT WORKS IN THE FORM OF TWO NEW WINDOWS TO MATCH THE EXISTING ROSEWOOD FACED UNITS AND A COMPLETE RE-ROOF OF THE PROPERTY WITH NATURAL BLUE/GREY SLATE. A CHANGE WHICH IS FAR MORE IN KEEPING WITH THE CONSERVATION AREA AND SURROUNDINGS

SIDE ELEVATION AS PROPOSED (COURTYARD) 1:50

ROEBUCK HOUSE, CHAPEL

DWG: PROPOSED

ROEBUCK HOUSE, CHAPEL
INTERNAL CHANGE OF USE

REVISIONS:

1:50	CHECKED:
DATE: APRIL '12	DRAWN:

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PROPOSED 05

ROEBUCK HOUSE