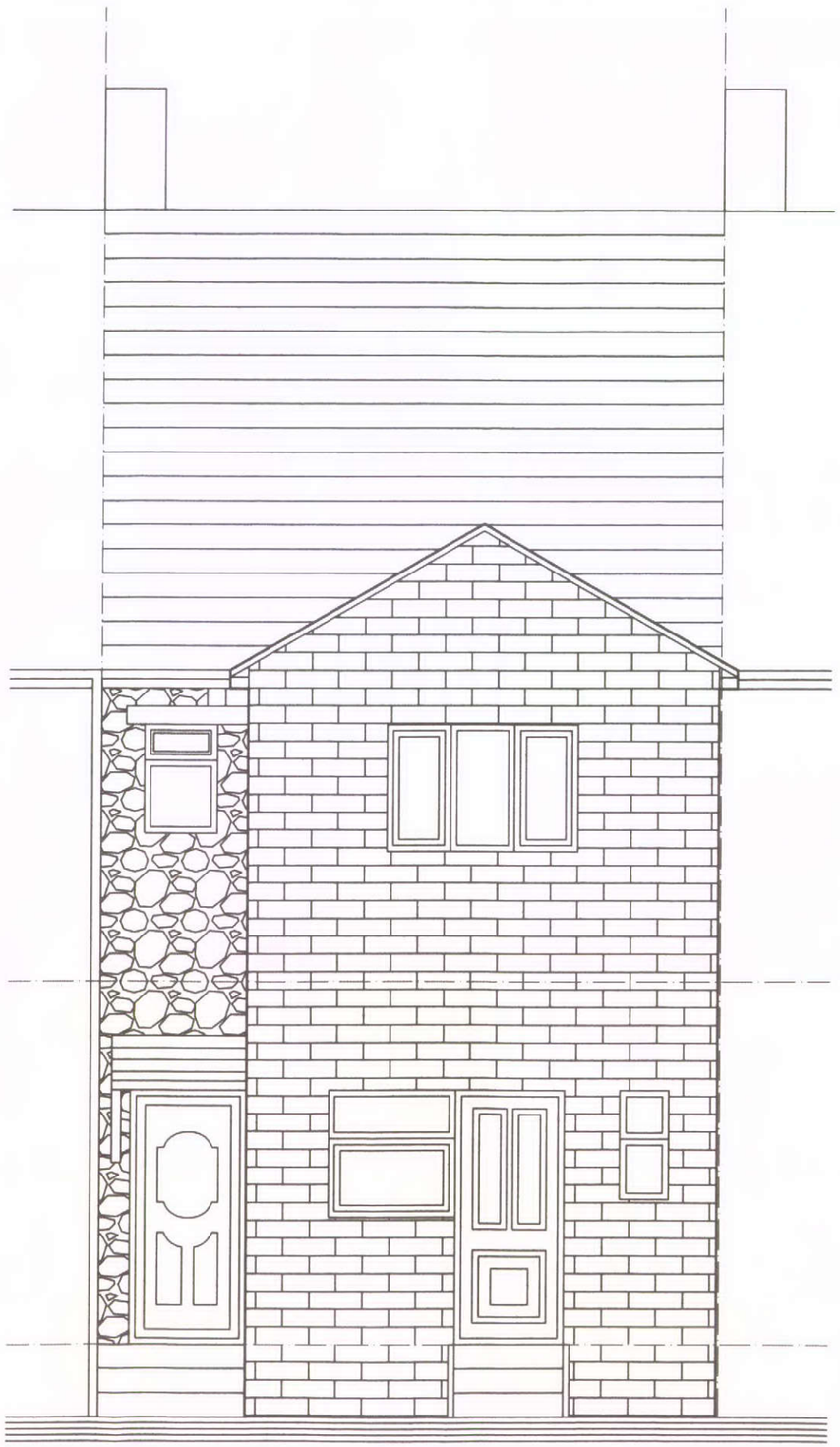
REAR ELEVATION AS EXISTING 1:50 - AND



DESIGN ACCESS STATEMENT

ALTHOUGH ORIGINALLY BUILT AS A SINGLE DWELLING IN A ROW OF TERRACE HOUSES, NUMBER 37 STATION ROAD HAS EXISTED AS A TENATED GROCERY STORE AT GROUND FLOOR WITH A RENTED FIRST FLOOR SELF CONTAINED FLAT FOR MANY YEARS. A REAR EXTENSION ALSO ALLOWED A SELF CONTAINED KITCHEN AND GROUND FLOOR TOILET TO THE SHOP WHILST INCREASING THE FLOOR AREA OF THE FLAT ABOVE - WHICH HAS SEPARATE REAR ACCESS OFF THE REAR YARD. (NOT AN IDEAL SITUATION AS THIS IS THE ONLY ACCESS AVAILABLE TO THIS PROPERTY VIA SHARED REAR YARDS TO THE REAR OF THE ADJACENT TERRACE PROPERTIES).

DOVE HOLES GROCERIES HAD OFFERED GENERAL STORE FACILITIES IN DOVE HOLES FOR MANY YEARS, ALTHOUGH IT WAS IN COMPETITION WITH ANOTHER GENERAL STORE ON THE MAIN ROAD IN THE VILLAGE - WHICH OFCOURSE HAD THE BENEFIT OF PASSING TRADE AS APPOSED TO BEING SITUATED ON A ROAD THAT REALLY ONLY GETS USED BY LOCAL TRAFFIC AND AS A LOCAL SHORTCUT OVER TO CHAPEL EN LE FRITH.

THE OTHER FACTORS OF THE RECESSION, WHICH HIT SMALL LOCAL SHOPS VERY HARD, THE AVAILABLITY OF MAJOR SUPERMARKETS IN BOTH BUXTON AND CHAPEL EN LE FRITH (BOTH OF WHICH HAVE GOOD PUBLIC TRANSPORT LINKS) WHICH OFFER FAR WIDER CHOICE AT LOWER PRICES, AND THE LIMITED LOCATION, HAVE MEANT THAT THE STORE HAS BEEN IN SERIOUS DECLINE FOR SEVERAL YEARS. WITH THIS IN MIND, THE TENANT THAT OWNS THE BUSINESS (WHICH DUE TO ITS SMALL SIZE WAS JUST RUN BY ONE PERSON) HAD BEEN TRYING TO SELL THE SHOP AS A GOING CONCERN FOR OVER 12 MONTHS AS TAKINGS WEREN'T EVEN REALLY COVERING THE RENT OF THE UNIT (ITSELF VERY LOW) AND OTHER OUTGOINGS. THE BUSINESS HAD BEEN ADVERTISED ON THE INTERNET, IN LOCAL NEWSPAPERS AND TRADE PUBLICATIONS DURING THIS TIME AND DUE TO A LACK OF INTEREST THE OWNERS ALSO DROPPED THE PRICE QUITE SIGNIFICANTLY AS MEANS OF TRYING TO KEEP THE SHOP RUNNING AS A GOING CONCERN. A FEW MONTHS AGO, THE DECISION WAS TAKEN TO CLOSE THE SHOP HOWEVER DUE TO A SIGNIFCANT LACK OF FINANCIAL VIABILITY.

THIS SITUATION HAS OBVIOUSLY LEFT THE OWNER OF THE PROPERTY WITH AN EMPTY UNIT AT GROUND FLOOR AND A RENTED FLAT AT FIRST FLOOR. AFTER SOME THOUGHT, THEY HAVE TAKEN THE DECISION TO APPLY FOR PERMISSION TO CONVERT THE SHOP BACK TO RESIDENTIAL BY OFFERING A ONE BEDROOM SELF CONTAINED FLAT FOR RENTAL PURPOSES AS ABOVE. AS PART OF THE PROPOSED WORKS THEY ALSO INTEND TO ALTER THE ACCESS TO THE FLAT ABOVE BY OFFERING SHARED ACCESS AT GROUND FLOOR TO BOTH UNITS -THIS OBVIOUSLY SIGNIFICANTLY IMPROVES THE SITUATION FOR THE FIRST FLOOR FLAT.

THE CONVERSION IN GENERAL IS ALSO A LOGICAL CHANGE OF USE DUE TO A SERIOUS LACK OF INTEREST IN ANY ONGOING COMMERCIAL USE FOR THE BUILDING - SOMETHING WHICH THE DECLINE IN THE MARKET FOR THE EXISTING UNIT AND THE COMPLETE LACK OF INTEREST IN ITS FUTURE RETAIL USE HAS MADE QUITE OBVIOUS.
THE CURRENT GOVERNMENT HAVE ALSO RECENTLY INTRODUCED A POLICY WHEREBY LOCAL GOVERNMENT SHOULD PROMOTE THE CONVERSION OF SUCH SHOPS BACK INTO RESIDENTIAL USE WHERE IT IS OBVIOUS THAT FUTURE COMMERCIAL USE IS NO LONGER FINANCIALLY VIABLE - PROVIDING LOCAL LOW COST HOUSING THROUGH RENTAL NOW BEING A FAR MORE SOUND USE FOR THIS PARTICULAR BUILDING.

THE FLAT AS PROPOSED WILL ONLY BE A SELF CONTAINED ONE BEDROOM UNIT AND AS SUCH THE POTENTIAL IMPACT ON PARKING PROVISION IS MINIMAL AND NO WORSE THE ORIGINAL USE AS EITHER A 2 BEDROOM HOUSE OR GROCERIES AND SHOP OVER. THE CONVERSION TO RESIDENTIAL WILL ALSO HAVE ZERO IMPACT ON THE NEIGHBOURS IN THE TERRACED ROW AS THEY ARE ALL CURRENTLY RESIDENTIAL. THE CONVERSION TO THE USE OF THE BUILDING AS TWO FLATS WILL ALSO MEAN THAT THE EXISTING FIRST FLOOR TENANT WILL NOT HAVE TO BE RELOCTED AS WOULD BE THE CASE IF THE PROPERTY WAS CONVERTED BACK TO ONE HOUSE).

DOVE HOLES,
37 STATION ROAD,

HPK/2011/0209

12 APR 2011

DWG: GROUND FLOOR FLAT
37 STATION ROAD
DOVE HOLES

REVISIONS:

1:50	CHECKED:
DATE: APRIL 11	DRAWN:

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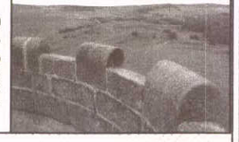

EXISTING 03

37 STATION ROAD