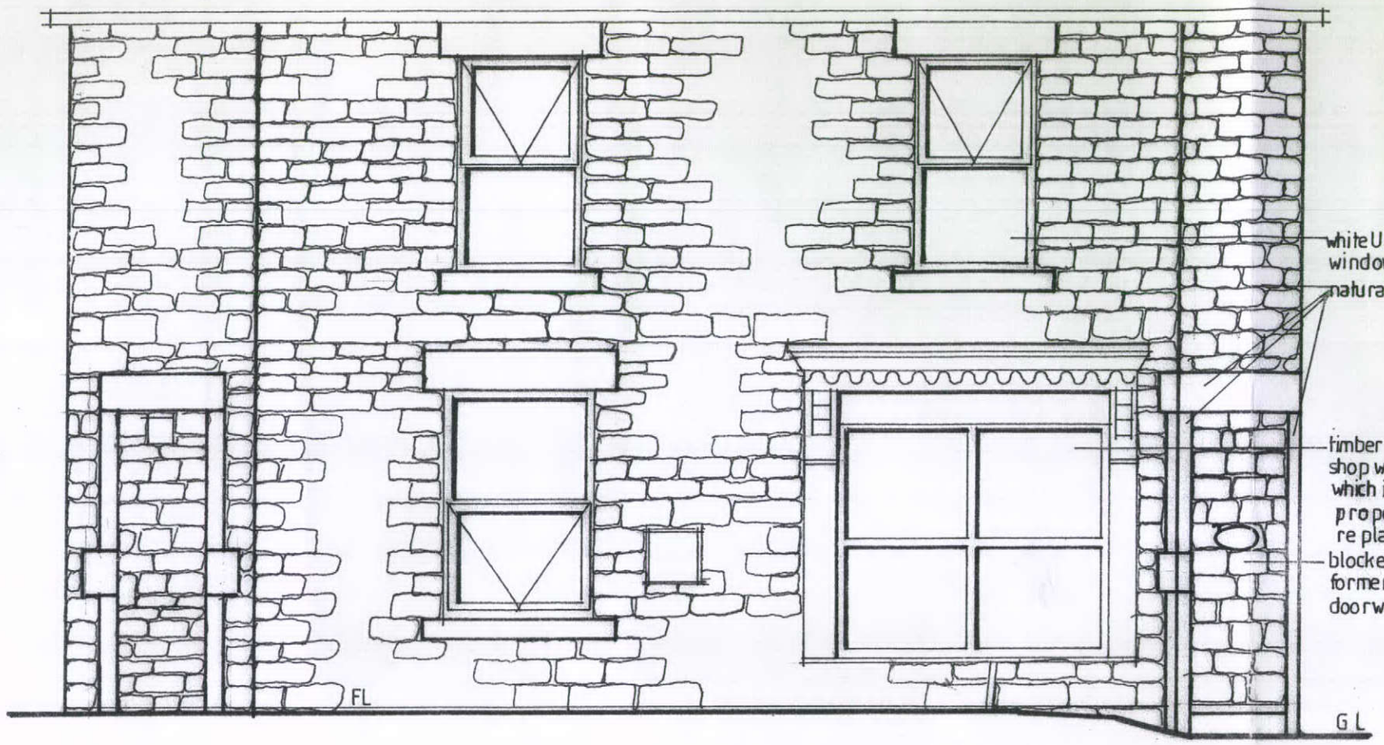
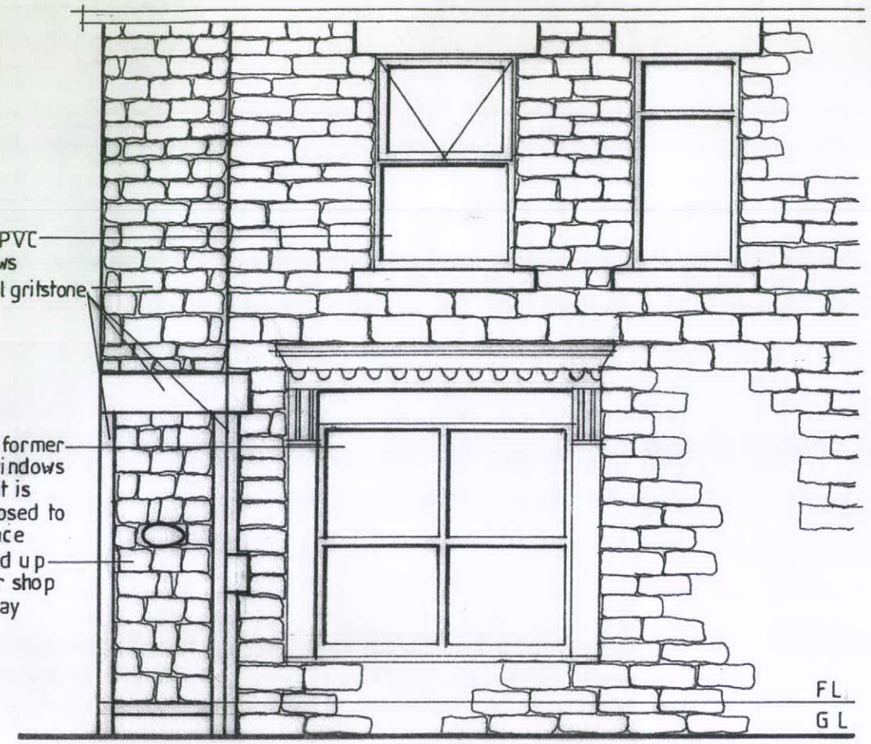
HPK/2012/0351

SHEET 1.

## EXISTING PART NORTH EAST ELEVATION.




## EXISTING PART NORTH WEST ELEVATION.




**REASONS FOR THE APPLICATION.**

1. Existing timber windows are decayed and need to be replaced, this would be an extremely expensive exercise.
2. There is no means of escape from the room that the windows serve.
3. There is no means of ventilation to this room.
4. There is no means of escape in case of fire from this room.
5. The timber frames are glazed with normal single glass their height above floor level means that they should, under Building Regulation requirements be glazed with toughened glass.
6. A strong case could be made that the replacement and reduction in size of these two windows greatly improves the appearance of the two affected elevations.
7. The large areas of glass appear to be a magnet for a small element of the population to knock on them as they pass bye late at night.
8. The reduction in size of the window opening along with the provision of double glazing would greatly reduce the traffic noise created by the proximity of the reasonably busy road immediately adjacent to the room.
9. There is no possibility in the foreseeable future of this area of the premises being operated as a retail outlet.
10. The condition requiring the retention of the shop windows is no longer relevant.
11. Several of the reasons outlined above mean that the room Served by the shop windows cannot be used as a habitable room.

**HISTORY OF THE PREMISES**

The first recollections of 3 and 5, Station Road, Dove Holes being used as a retail outlet go back as far as the early 20th century when a Miss Jones used the premises as a dwelling house and music shop selling sheet music. I am lead to believe that she also offered piano forte lessons at the house. Sometime in the 1930's the shop area became a butchers shop supporting a slaughter house situated the joiner's workshop in the present builder's yard at the top of Station Road.

In the early 1980's when the Wheatsheaf Hotel opposite 3 and 5, Station Road was modernised the existing Newsagents and Tobacconists which was situated in premises owned by the brewery and joined on to the Wheatsheaf had to be demolished to make way for the renovations. They were able relocate across the road into 3 and 5. Around 1995 the closure of a shop on Hallstead's at Dove Holes that also operated the Post Office enabled this facility to be reopened in the Newsagents and Tobacconists on Station Road. This situation operated until 1994 when the joint business was deemed to be unviable and the resultant Planning Application was submitted for a change of use from retail to domestic.

HIGH PEAK BOROUGH COUNCIL
GLOSSOP SITE
RECEIVED
20 JUN 2012
FILE REF
REPLY REQUIRED

**PROPOSED REPLACEMENT OF THE TWO DECAYED, TIMBER, FORMER SHOP WINDOW FRAMES WITH TWO MUCH SMALLER WHITE U.P.V.C. ONES HAVING OPENING LIGHTS AT 3/5, STATION ROAD, DOVE HOLES, BUXTON, DERBYSHIRE. SK17 8DH.**

**FOR MR AND MRS A. TIDESWELL .**

**SCALE 1: 50.**

**JUNE 2012.**