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A Design and Access Statement in Relation to the Proposed Modifications to the North and East Elevations to Reduce the Size of the Existing Window Openings and Provide Disabled Access along with the Installation of Disabled Toilet Facilities at the Midas Furniture Workshop, The Old Carriage Works, Clough Street, Buxton, Derbyshire. SK17 6LJ.

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This property known as The Old Carriage Works was built in the early 1800's for use as a carriage works with a small area of stabling at the rear. It gradually converted to an automobile garage as the use of motorised transport became more popular and affordable. It is believed to have been one of the very first garages as we know them today in the locality. Around 1973 its location made its use as a garage selling cars and petrol as well as carrying out repairs unviable and it closed. Since 1973 as far as can be ascertained it as always operated as a retail outlet. The building is a two-storey east facing commercial property with a self contained two bed roomed flat on the first floor. It is constructed in the main of rendered and dashed brick work with small areas of artificial stone and natural grit stone. A blue slate roof, pitched at around 30^0 forms the majority of the roof area with a small area of flat roofing at its rear. The building has no chimney stack and has white square section rainwater goods with gutters that are fixed to painted timber facia boards. A combination of timber and white U. P.V.C. windows and external doors are present on all elevations. This building sits in the middle of an area of mixed development comprising residential properties and retail shops with the odd bed and breakfast establishment. Off road parking is provided for four vehicles with one of the designated spaces being a garage.

The purpose of this application is to block up a little used pedestrian access on the east elevation and to modify three large timber picture window frames that directly adjoin the pavement area on the north elevation having sills some 300mm above ground level, glazed with normal single glazing as opposed to toughened, that are beginning to show signs of decay. One of the window openings is to be converted to provide a fully compliant disabled access to the premises along with a widow with its sill lifted to around 900mm above ground level. The remaining two window openings will also have their sills lifted to a similar height for safety reasons, the area below the all three new lifted sills being built as an insulated cavity wall faced with artificial stone. All of the new window frames will along with the disabled access door will be formed out of white U.P.V.C. to match the windows on this elevation at first floor level and be double glazed with toughened glass. In conjunction with these works disabled toilet facilities will be provided within the premises along with a staff rest room.

The proposed minor modifications to these three window openings will have very little impact on the street scene of the area. All of the materials used along with the external finishes will match the existing as closely as possible there bye making the revamped elevation almost indistinguishable from the existing. The proposed reduction in the size of the window openings will mean that the properties opposite are overlooked less than at present.

The construction of the insulated cavity walls below the raised window sills and the provision of double glazed windows and doors on the north elevation will marginally improve the thermal insulation of the premises. And the use of toughened glazing in the new windows will improve the safety of the building for its users and that of any passers bye using the pavement. There will obviously be no noise pollution resulting from the intended changes. The provision of disabled access to and the provision of disabled facilities within retail and commercial premises in the Borough should be encouraged. It is considered that these proposals will have no impact upon the privacy and quality of life of any of the buildings' neighbours whatsoever and will in a small way contribute to the facilities Buxton has to offer as a prominent and well appointed tourist town.

Marshall Design and Build
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