DESIGN AND HERITAGE STATEMENT

THE SITE OF THE BRIDGE STREET CARWASH SITS TO THE REAR OF 18 BRIDGE STREET IN THE LOWER PART OF BUXTON TOWN CENTRE, JUST A FEW METRES FROM THE END OF SPRING GARDENS. THE SITE ITSELF SITS WITHIN THE TOWN CENTRE CONSERVATION AREA AND HERITAGE REGION.

AS THE LOCATION OF THE SITE IS DIRECTLY BELOW THE COMMERCIAL RAILWAY LINE THAT FEEDS THE QUARRY ACTIVITES AROUND THE TOWN, AND IS TUCKED AWAY BEHIND BUILDINGS, ITS USE HAS ONLY EVER BEEN FOR THAT OF COMMERCIAL OR LIGHT INDUSTRIAL ACTIVITY. THE EARLY USE OF THE SITE IS IN SOME DOUBT, BUT A HISTORY THAT RELATES TO THE RAILWAY USE IS OF LITTLE DOUBT AS THE LOCATION WOULD SUGGEST. MORE RECENTLY, THE SITE HAS BEEN USED AS A CAR SERVICE AND TYRE AND EXHAUST CENTRE FOR IN EXCESS OF 40-50 YEARS. THIS USE DATES BACK TO WHEN KENNINGS CAR DEALERSHIPS USED TO OCCUPY THE SITE WHERE THE ICELAND BUILDING NOW STANDS AT THE END OF SPRING GARDENS - THIS SITE THEN BEING USED AS AN EXTENSION OF THEIR ACTIVITIES FOR VEHICLE MAINTENANCE.

OVER THE YEARS THE OCCUPATION OF THE SITE HAS VARIED, BUT THE USE HAS ALWAYS RELATED TO VEHICLE MAINTENANCE, WITH USE BY G & T MOTOR SPARES AND MOST RECENTLY FOR SOME 20 YEARS OR SO BY STEVES TYRES AND EXHAUST CENTRE. THIS USE HAVING ENDED ABOUT 3 YEARS AGO WHEN THEY MOVED TO NEWER PREMISES ELSEWHERE IN THE TOWN. FOLLOWING THEIR VACATION OF THE SITE, THE ORIGINAL BUILDINGS WERE DEMOLISHED AS THEY WERE IN VERY POOR CONDITION AND REGARDED AS BEING UNSAFE. FOLLOWING THE DEMOLITION THE SITE WAS CLEARED AND RETURNED BACK TO A LARGE HARDSTAND COMPOUND.

ABOUT TWO YEARS AGO, THE SITE BECAME OCCUPIED BY A CARWASH COMPANY - A COMPANY THAT CHANGED HANDS SOME 6 MONTHS AGO. WHEN THE NEW OWNERS TOOK CONTROL OF THE SITE WITH THE RETAINED USE FOR CAR WASH ACTIVITES, THERE HAD BEEN A GENERAL INDICATION THAT THIS SITE HAD PERMISSION FOR SUCH ACTIVITIES, BUT IT HAS RECENTLY BECOME APPARENT THAT THIS WAS NOT THE CASE. WITH THIS IN MIND, THE NEW OWNERS NOW WISH TO OBTAIN APPROVAL FOR THIS USE AND CONTINUE WITH THEIR ACTIVITIES ON THE SITE.

AS PART OF THESE WORKS, THEY ALSO SEEK TO GAIN APPROVAL FOR A SHELTER AREA SO THAT VEHICLES CAN BE VALETED UNDER A CANOPY COVER WHEN THE WEATHER TURNS BAD, AS OTHERWISE VEHICLES CANNOT BE VALETED IN POOR WEATHER CONDITIONS AND THIS LEADS TO DOWN TIME IN THE OPREATION OF THE BUSINESS USE. THIS STRUCTURE WOULD HAVE LITTLE IMPACT ON THE SITE SURROUNDINGS AS IT WILL BE AN OPEN STRUCTURE WITH TIMBER POSTS AND A FLAT SHELTER ROOF ABOVE SUPPORTED FROM THE POSTS.

THE ACTIVITIES OF THE BUSINESS ALSO MEAN THAT VARIOUS ADVERTISING BOARDINGS ARE IN PLACE BOTH ON THE SITE AND ALSO AS SANDWICH BOARDS ON THE ROAD SIDE, CONSENT IS SORT FOR THESE TO REMAIN AS THEY ARE THE ONLY MEANS OF ADVERTISING THE PRESENCE OF THE SITE DUE TO ITS LARGELY UNSEEN LOCATION.



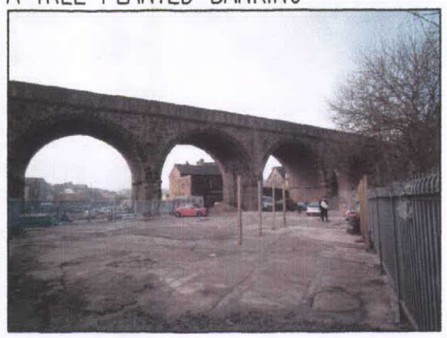
ENTRANCE TO THE SITE TO THE REAR OF BRIDGE STREET



THE SITE IS NOW A LARGE COMPOUND AREA WITH AMPLE FREE PARKING FOR CUSTOMERS



VALETING AREAS OCCUPY ONE SIDE OF THE BOUNDARY LINE AGAINST A TREE PLANTED BANKING



HAND CARWASH, BRIDGE ST

HPK/2013/0681
HIGH PEAK BOROUGH COUNCIL
POST ROOM
REC'D 15 JAN 2013

DWG: DESIGN STATEMENTS
HAND CARWASH, BUXTON
UNIT 2, 18 BRIDGE STREET

REVISIONS:

NTS	CHECKED:
DATE: JAN'13	DRAWN:

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STATEMENTS 01

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