

Structural Survey

2a Quadrant Mews Buxton-Change of Use and Conversion of Warehouse, Including Minor Demolition Works, to Provide 2 no. Apartments.

1.0 Introduction

- 1.1 The structural survey relates to planning, listed building and conservation area consent applications lodged with High Peak Borough Council. The application seek permission for change of use and conversion of vacant warehouse premises into 2 no. apartments. The scheme for the conversion of the property includes the requirement for minor demolition works which are the subject of this report.

2.0 Impact of Development on Structural Integrity of Property.

- 2.1 The submitted application drawing no 2296:2 shows details of the scheme proposals, including existing and proposed floorplans and elevations. Conversion of the property entails use of the existing void of the warehouse, with the introduction of a upper floor level to create the first floor apartment.
- 2.2 The main body of the building, which is of stone construction with slate clad roof will be retained. Existing rooflights will be blocked up, using matching slate cladding, and new velux style rooflights will be provided. Existing openings within the front elevation will be blocked up using matching stone and new window openings created. The building is structurally sound and in good repair and therefore suitable for the proposed conversion scheme.
- 2.3 Demolition works only entail removal of a small lean to attached to the front elevation of the property. The lean to covers a floor area of approximately 2 square metres and is of rendered breeze block construction with a mono pitched roof. Removal of the lean to will not have an impact on the structural integrity of the main body of the building to which the structure is attached. The work simply entail dismantling the blockwork walls and small mono pitched roof, in effect detaching the structure from the main wall. The existing

doorway opening connecting the lean to with the main building will be retained in modified form to provide the passage way to the apartments as shown on the submitted plans.