HPK/2013/0065

BEDSIT AT 3, HIGH STREET, BUXTON.
DESIGN AND ACCESS STATEMENT.

Number 3 High Street is situated in the shopping area of Higher Buxton facing the Market Place car park. It is currently used by Blythe House Hospice as a charity shop. This use is being transferred to larger premises at Eagle Parade, which were vacated following the retirement of the previous occupier.

Number 3 consists of a shop and rear store room at ground floor level. The shop has a traditional shop front with stallriser, pilasters and sign fascia. The remainder of the building consists of three bedsits on the first floor and two further bedsits on the second floor. Access to the bedsits is through a separate entrance at the front of the building to the side of the shop, with this entrance following the design detailing of the adjoining shop front.

It is proposed to convert a store room at the rear of the existing shop at 3, High Street, Buxton into a self-contained bedsit.

It is also proposed to retain the existing shop for use as a self-contained shop or office.

The existing bedsits at first and second floor level will not be affected by the work.

No alterations are proposed to the outside of the building other than drain connections and a boiler flue to the rear ground floor of the building.

The proposed bedsit will be separated from the existing bedsits and the shop/office with construction designed to meet the requirements of the Building Regulations with fireproofing, sound insulation and thermal insulation.

The existing basement floor below both the bedsit and the shop/office will be divided with fireproof construction with separate access to each section. Access will be limited to maintainance only. The basement will be fully separated from the ground floor with fireproof and thermal insulation.

The toilet accommodation in both the bedsit and shop/office will be soundproofed in accordance with current Building Regulations.

Access to the bedsit will be through the existing rear door giving level access.

Access to the shop/office will be through the existing shop door, again with level access.

HIGH PEAK BOROUGH COUNCIL
RECD 04 FEB 2013