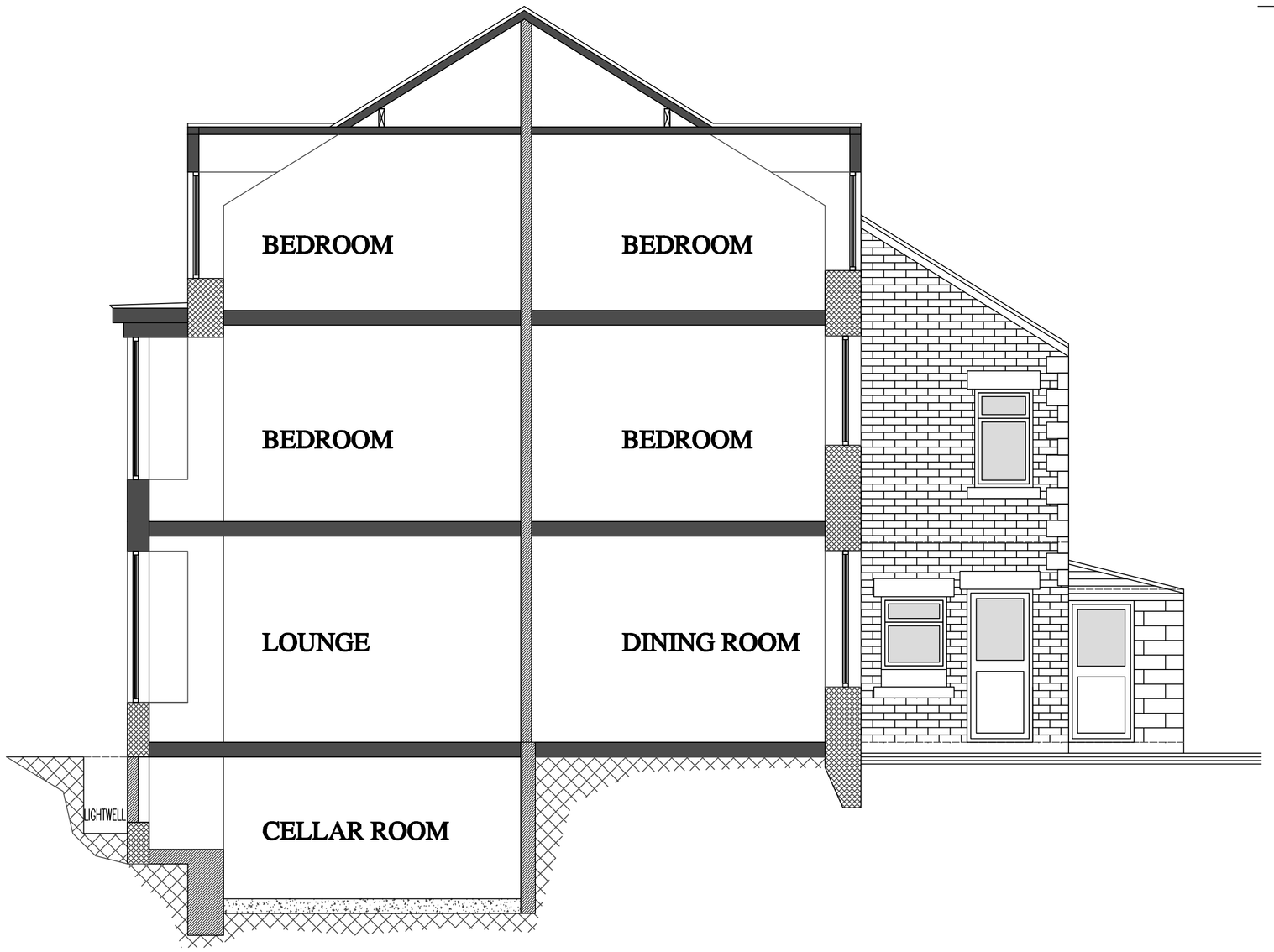
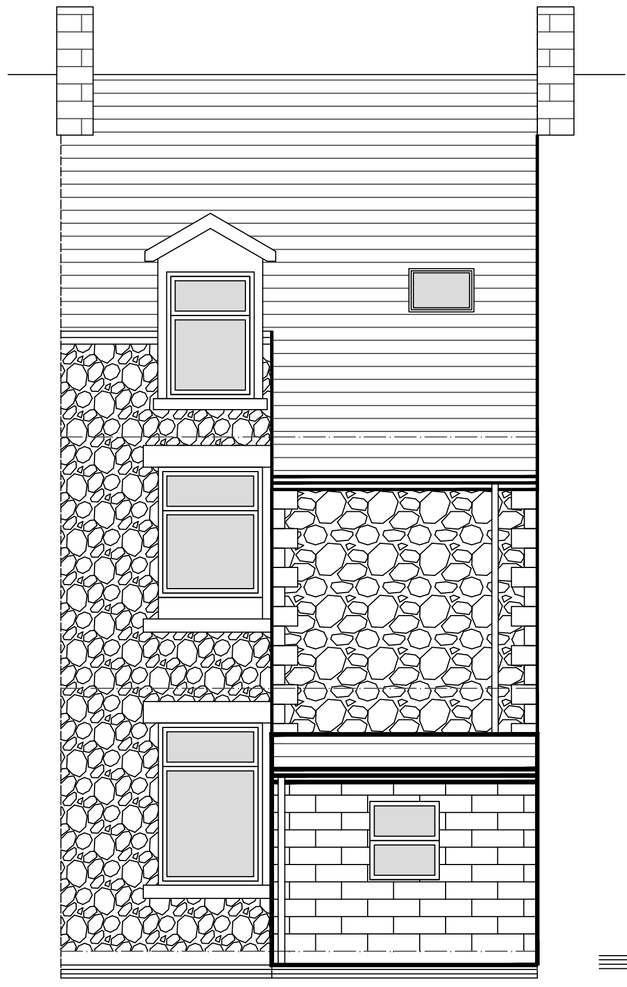


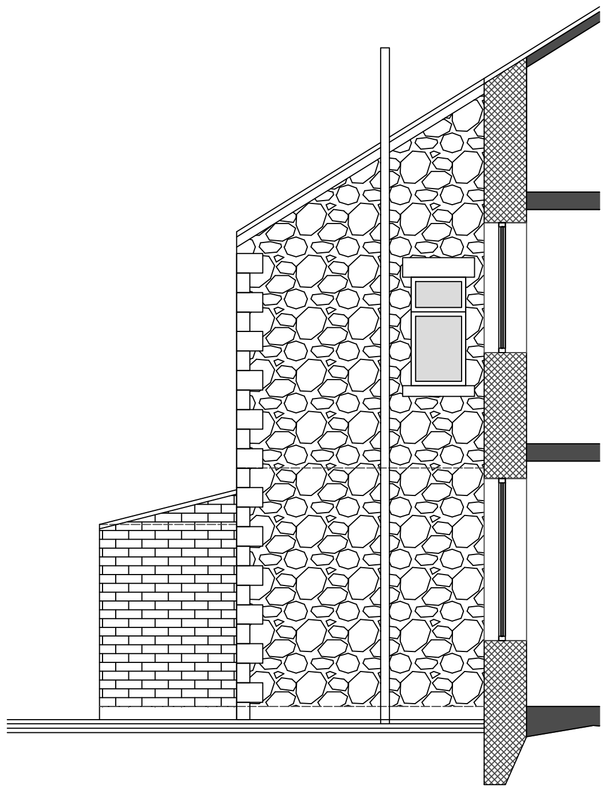
SECTIONAL ELEVATION



FRONT



REAR



SIDE - No. 21



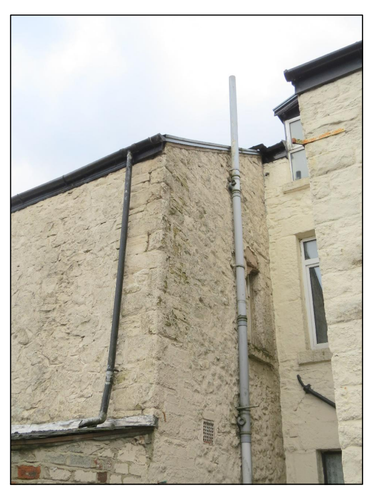














23 MARKET STREET, BUXTON

EXISTING ELEVATIONS OF SINGLE DWELLING 1:50

DESIGN STATEMENT

23 MARKET STREET SITS TO THE TOP END OF MARKET STREET NEAR THE MARKET PLACE IN BUXTON. IT IS POSITIONED OPPOSITE THE CAR PARK ADJACENT TO THE OLD COUNCIL YARD. ALTHOUGH ROAD FRONTING IT DOES HAVE A SMALL YARD TO THE FRONT (ABOUT 2800mm DEEP) WITH A GRITSTONE BOUNDARY WALL THERETO. TO THE REAR, A SMALL ACCESS YARD IS FED BY A SHARED RIGHT OF WAY WHICH ALSO PROVIDES AMPLE REFUSE BIN STORAGE FOR THESE DWELLINGS.

THE PROPERTY EXISTS AS A GRITSTONE 5-6 BEDROOM TERRACED PROPERTY OVER 3 FLOORS WITH A GOOD SIZED CELLAR BELOW THE FRONT ROOM. TO ONE SIDE SITS A HAIRDRESSERS WITH FLATS ABOVE AND TO THE OTHER SIDE IS A MATCHING DWELLING. THE PROPERTY HAS A LARGE DOUBLE HEIGHT BAY WITH A DORMER ABOVE. ALTHOUGH NOT WITHOUT TRADITIONAL CHARACTER, THIS PARTICULAR PROPERTY IS NOW VERY MUCH IN NEED OF MAJOR REFURBISHMENT.

ALTHOUGH IN PRIVATE OWNERSHIP, THE PROPERTY HAS BEEN EMPTY FOR SEVERAL YEARS AND HAS RECENTLY STARTED TO DECAY AT SOME RATE. ALTHOUGH DOUBLE GLAZED WINDOWS ARE IN PLACE TO THE FRONT, THE REAR WINDOWS ARE SOFTWOOD AND ARE NOW MAINLY ROTTEN. THE FRONT ELEVATION HAS A TIMBER PORCH THAT IS EXTERMELY ROTTEN AND IS IN URGENT NEED OF REPLACEMENT. ALTHOUGH THE COURSED GRITSTONE FRONT ELEVATION IS IN REASONABLE CONDITION, THE REAR ELEVATIONS OF LIMEWASHED RANDOM RUBBLE GRITSTONE AND BRICKWORK ARE VERY POOR AND ARE LIKELY TO BE THE CAUSE OF VARIOUS DAMP ISSUES TO THE REAR OF THE DWELLING. THE ROOF IS IN REASONABLE CONDITION AND CAN RETAINED WITH A CERTAIN AMOUNT OF WORKS TO THE DORMERS AND FLASHINGS REQUIRED.

INTERNALLY, THE PROPERTY REQUIRES MAJOR REFURBISHMENT AND CERTAIN DAMP PROOF WORKS. THE HEATING HASN'T WORKED FOR SOME TIME FOLLOWING A MAJOR LEAK OF THE SYSTEM – THIS IN TURN HAS LED TO AN INCREASE IN THE DETERIORATION OF THE INTERNAL SPACES. DAMP ISSUES ARE EVIDENT TO BOTH THE BAY AND THE KITCHEN WALLS, WITH OTHER ISSUES EVIDENT OVER THE DORMER CEILING AREAS.

AS SIGNIFICANT WORKS ARE REQUIRED TO REFURBISH THE DWELLING, AND THE PROPERTY HAS LIMITED APPEAL TO ANY POTENTIAL PURCHASER OF A LARGE FAMILY HOME IN THIS AREA, THE CLIENT HAS TAKEN THE DECISION TO APPLY FOR A CHANGE OF USE OF THE BUILDING TO FORM 3 SELF CONTAINED APARTMENTS AND ALLOW THE CONVERSION OF THE BASEMENT AREA AT THE SAME TIME TO PROVIDE ADDITIONAL SPACE. NUMEROUS PROPERTIES ON THIS ROAD ARE NOW SPLIT INTO APARTMENTS, AS THERE IS AN ARGUMENT TO SAY THAT MANY OF THE DWELLINGS ARE SIMPLY IN THE WRONG PART OF TOWN TO SELL AS DESIRABLE 4-5 BEDROOM (OR EVEN POTENTIALLY 6 BEDROOM) DWELLINGS, THIS PARTICULAR DWELLING IS CERTAINLY FAR BETTER OFF SPLIT INTO 3 UNITS WHEN THE SIGNIFICANT COST OF REQUIRED REFURBISHMENT IS TAKEN INTO ACCOUNT. THE SPLIT WILL ALSO FAR BETTER SERVE THE DOMESTIC MARKET FOR ACCOMMODATION, WITH A HEALTHY REQUIREMENT FOR ONE/TWO BEDROOM RENTAL PROPERTY EVIDENT THROUGHOUT THE BOROUGH. THE PROPERTY ITSELF INTENDED TO BE FOR PRIVATE RENTAL, THEREBY RESPECTING THE CURRENT DOMESTIC PROPERTY ADJACENT TO THIS.

THE VERY CLOSE PROXIMITY TO THE TOWN CENTRE, FURTHER PROVIDES A STRONG ARGUMENT FOR CONVERSION TO SMALL ONE/TWO BEDROOM APARTMENTS, WITH ALL THE TOWN AMENITIES BEING ON THE DOOR STEP. ON ROAD PARKING IS AVAILABLE (ALTHOUGH VERY BUSY DURING THE DAY, THE ROADS AROUND TEND TO PROVIDE SPACE IN THE EVENING) ALONG WITH THE LARGE MARKET CAR PARK OPPOSITE, AND VARIOUS TOWN CENTRE CAR PARKS IN EASY WALKING DISTANCE. THE USE FOR 3 SMALL FLATS IS ALSO UNLIKELY TO PROVIDE ANY FURTHER POTENTIAL INTENSIFICATION TO PARKING OVER AND ABOVE A 5-6 BEDROOM DWELLING IN TERMS OF PARKING REQUIREMENT. THE LOCAL AUTHORITY POLICY THAT ALLOWS SUCH TOWN CENTRE APARTMENTS TO MEET ANY PARKING REQUIREMENT THROUGH THE PROXIMITY TO SEVERAL TOWN CAR PARKS ALSO MEANS THIS CONVERSION WILL HAVE NO DETRIMENTAL IMPACT IN POLICY TERMS.

THE CONVERSION TO APARTMENTS FROM THE EXISTING SINGLE DWELLING WILL ALSO HAVE NO IMPACT ON THE EXISTING APPEARANCE – OTHER THAN MAJOR IMPROVEMENT. WITH THE WORKS ALSO INVOLVING REPLACEMENT OF THE FRONT PORCH, LIGHTWELL WORKS TO THE BASEMENT, REPLACEMENT WINDOWS TO THE REAR AND ELEVATIONAL REFURBISHMENT TO THE REAR THROUGH THE HACKING OFF OF ALL POOR SURFACE TREATMENT AND TO ALLOW FOR SMOOTH RENDER FINISH AS HAS BEEN DONE TO CERTAIN OTHER DWELLINGS.

THE PROPOSED CHANGE OF USE TO 3 APARTMENTS IS PUT FORWARD AS A SENSITIVE USE OF THE THE EXISTING BUILDING THAT WILL HAVE NO DETRIMENTAL IMPACT ON THE ADJACENT DWELLINGS THROUGH THEIR PRIVATE USE. THE REFURBISHMENT WORKS THAT ARE OBVIOUSLY REQUIRED TO THIS BUILDING ANYWAY, ALSO MEAN THAT THE WORKS CAN BE UNDERTAKEN TO ALLOW CONVERSION AS PART AND PARCEL OF SAME. THE CHANGE ALSO PROVIDES ACCOMMODATION THAT MEETS A FAR GREATER NEED IN SUCH LOCATIONS, AS APPOSED TO LARGE SINGLE DWELLINGS.

REVISIONS:
SURVEY 02
BUXTON, DERBYSHIRE
23 MARKET STREET
SCALE: 1:50
DATE: FEB'13 DRAWN: AJS CHECKED: AJS

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