Howe Commercial Properties Ltd

Design and Access Statement

for

Proposed Change of use of Unit 2 from Office and Store, to 2 No Individual Offices

At

Unit 2 Bryant's Arcade
11 Eagle Parade
BUXTON
Derbyshire SK17 6EQ

Use: The proposal is for the change of use from an Office and Store to 2 Individual Offices with a common walk in reception area for the purpose of letting as office space to small business.

Visual Appearance: There will be no change to the overall appearance of the building other then the re-instatement of 3 No. Windows to existing stone surrounds at the rear of the property, west elevation, currently built in with wallstone. Please refer to picture labelled 'Rear elevation Unit 2' The windows will be kept in keeping to those already approved for the remainder of the property.

To the North elevation there are 2 No. Wooden doors behind a steel roller shutter. These will be removed and the outer leaf built up in wallstone to match existing and the inner leaf in block work to form a window opening. A new window will be fitted to match existing. The internal wall will be dry lined, skimmed and painted. The roller shutter will be left for added security.

The main entrance door will be replaced.





Amount: The gross internal floor area is approximately 1590 sq ft, there will be no change to the floor area.

Layout: The internal layout will be changed to provide for the office use. Refer to drawings HCP/001 and HCP/002

Scale: There shall be no change to the size of the building.

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Landscaping: The finished ground level immediately adjacent to the building requires no work and will not change.

Protection During Works: All work will be internal other for the reinstatement of windows. Suitable barriers and signs diverting pedestrians around the works will be supplied by A Plant.

Access and Parking: As existing: the site takes its access directly off the existing access road with the car parking area to the front of the building laid in tarmacadam. Please refer to site plan.