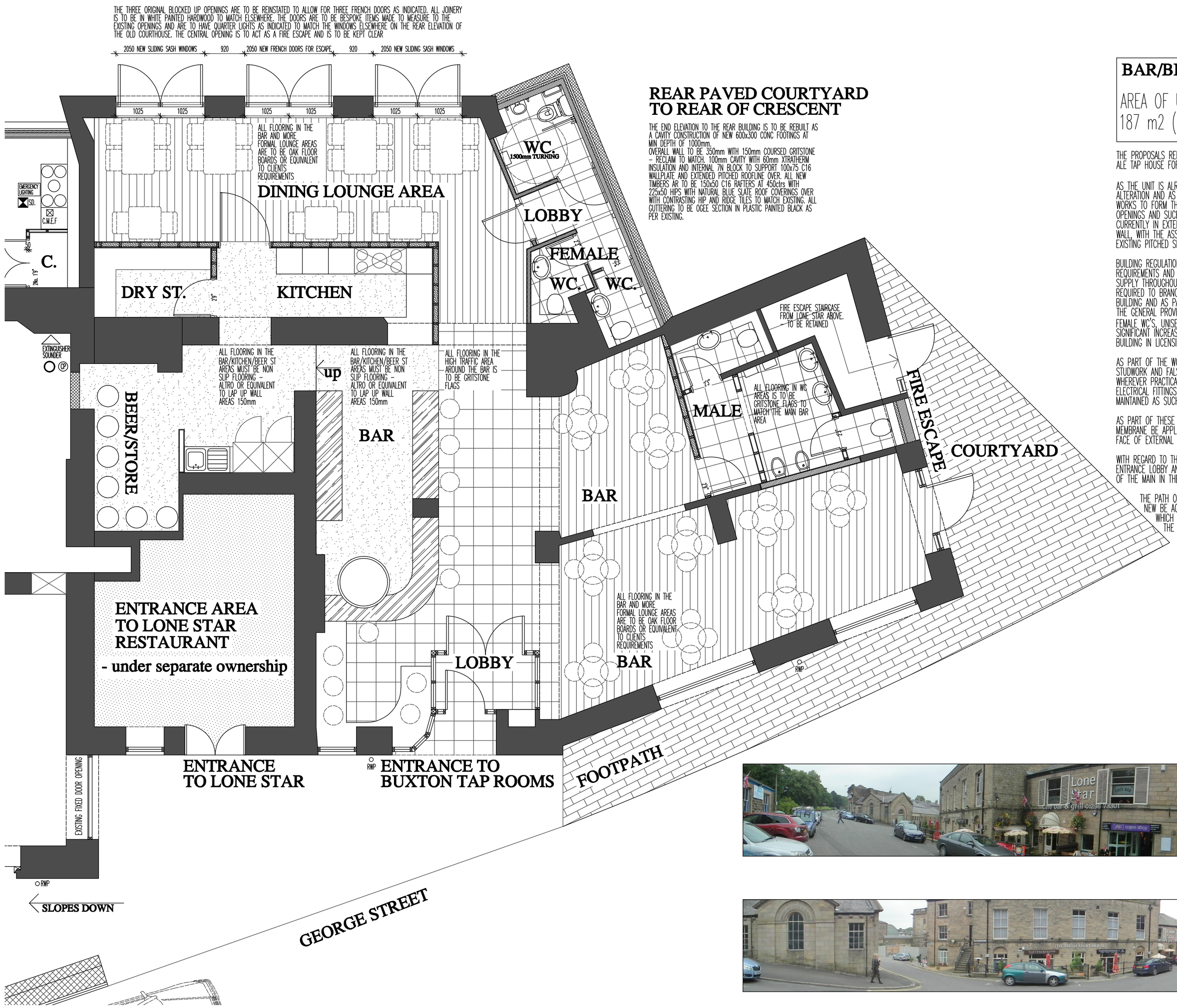
PROPOSED SCHEME-THE BUXTON TAP HOUSE 1:50

PROPOSED GROUND FLOOR 1:50



BAR/BISTRO - THE BUXTON TAP HOUSE:

AREA OF UNIT FOR PROPOSED BAR REPRESENTS
187 m2 (2012 ft2)

THE PROPOSALS RELATE TO THE ALTERATION OF THE FORMER PROJECT X CAFE BAR IN A TRADITIONAL REAL ALE TAP HOUSE FOR BUXTON BREWERY – TO FORM THE BUXTON TAP HOUSE.

AS THE UNIT IS ALREADY A LICENSED CAFE/BAR THERE IS NO CHANGE OF USE OR INTERNAL STRUCTURAL ALTERATION AND AS SUCH PLANNING PERMISSION IS NEITHER NEEDED NOR SOUGHT FOR THE CONVERSION WORKS TO FORM THE BAR. WORKS ARE HOWEVER PROPOSED TO THE REAR ELEVATION TO REINSTATE 3 LARGE OPENINGS AND SUCH PLANNING PERMISSION IS SOUGHT FOR THESE WORKS. AN AREA OF EXTERNAL WALL CURRENTLY IN EXTERMELY POOR CONDITION IS ALSO TO BE REBUILT IN COURSED GRITSTONE TO MATCH MAIN WALL, WITH THE ASSOCIATED REMOVAL OF THE FLAT ROOF OVER WITH AN EXTENSION OF THE LINE OF THE EXISTING PITCHED SLATED ROOF OVER – PERMISSION IS AGAIN SOUGHT FOR THESE WORKS.

BUILDING REGULATION WORKS ARE TO BE UNDERTAKEN IN THE FORM OF COMPLIANCE WITH FIRE ESCAPE REQUIREMENTS AND THE RELEVANT DETECTION, THE ASSOCIATED PROVISION OF A NEW PHASE 3 ELECTRICAL SUPPLY THROUGHOUT AND ALSO A NEW GAS FEED INTO THE PROPERTY. DRAINAGE WORKS ARE ALSO REQUIRED TO BRANCH CONNECT TO THE NEAREST MAIN – EITHER TO THE FRONT OR THE REAR OF THE BUILDING AND AS PART OF THESE WORKS, NEW BATHROOMS ARE BEING ALLOWED THROUGHOUT TO INCREASE THE GENERAL PROVISION SUBSTANTIALLY WITHIN THE BUILDING, INCREASING THE CURRENT 2 TOILETS TO 2 FEMALE WC'S, UNISEX DISABLED TOILET, 2 MALE WC'S AND 2 MALE URINALS. THIS INCREASE IS TO SHOW A SIGNIFICANT INCREASE IN THE PROVISION IN ACCORDANCE WITH POTENTIAL INCREASE IN THE USERS OF THE BUILDING IN LICENSING TERMS.

AS PART OF THE WORKS, ALL CURRENT FLOORING IS TO BE REMOVED THROUGHOUT THE BUILDING, AS IS ALL STUDWORK AND FALSE CEILING AREAS – WITH THE EXISTING FIRE PROTECTED CEILING TO REMAIN INTACT WHEREVER PRACTICAL TO DO SO. EXISTING FIXTURES AND FITTINGS ARE TO BE REMOVED AS ARE ALL EXISTING ELECTRICAL FITTINGS ETC. ALL MAIN STRUCTURE AND SUPPORTING STEELWORK IS TO REMAIN AND TO BE MAINTAINED AS SUCH

AS PART OF THESE INITIAL WORKS IT IS SUGGESTED THAT A BRUSH APPLIED BITUMEN BASED DAMP MEMBRANE BE APPLIED TO ALL MADE GOOD CONCRETE FLOORS AND APPLIED 1000mm UP THE INTERNAL FACE OF EXTERNAL WALLS.

WITH REGARD TO THE NEW GAS MAIN, IT IS SUGGESTED THAT THE SUPPLY ENTER THE BUILDING NEAR THE ENTRANCE LOBBY AND BE STOP TAPPED AT THAT POINT. RECORDS MUST BE OBTAINED AS TO THE POSITION OF THE MAIN IN THE ROAD AND THE CONTRACTOR LIAISE WITH THE RELEVANT SERVICE AUTHORITIES.

THE PATH OF ALL EXISTING DRAINAGE SHOULD BE ASSERTAIN AT THIS STAGE AND THE POSITION OF NEW BE AGREED WITH BUILDING CONTROL PRIOR TO NEW WORKS BEING UNDERTAKEN. DETAILS OF WHICH SHOULD BE AGREED WITH THE OSBOURNE GROUP AS PART OF THE CRESCENT WORKS TO THE REAR OF THE BUILDING AS SUCH WORKS ARE LIKELY TO INVOLVE ACCESS TO THIS LAND.







REVISIONS:

THE OLD COURT HOUSE
BUXTON BREWERY-THE BUXTON TAP HOUSE

THE OLD COURT HOUSE

SCALE: 1:50
DATE: MAR'13 DRAWN: AJS CHECKED: AJS

©THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF AJS ARCHITECTURE AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.
DO NOT SCALE THIS DRAWING, USE SITE FIGURED DIMENSIONS ONLY, IF IN DOUBT ASK.

A.J.S ARCHITECTURE
32 carr road.
buxton.
derbyshire.
sk17 6wf.
h: 01298 26062
m: 07794 400237

DRAWING No: PROPOSED DWG 01

B REGS COMPLIANT

OLD COURT HOUSE, GEORGE ST, BUXTON