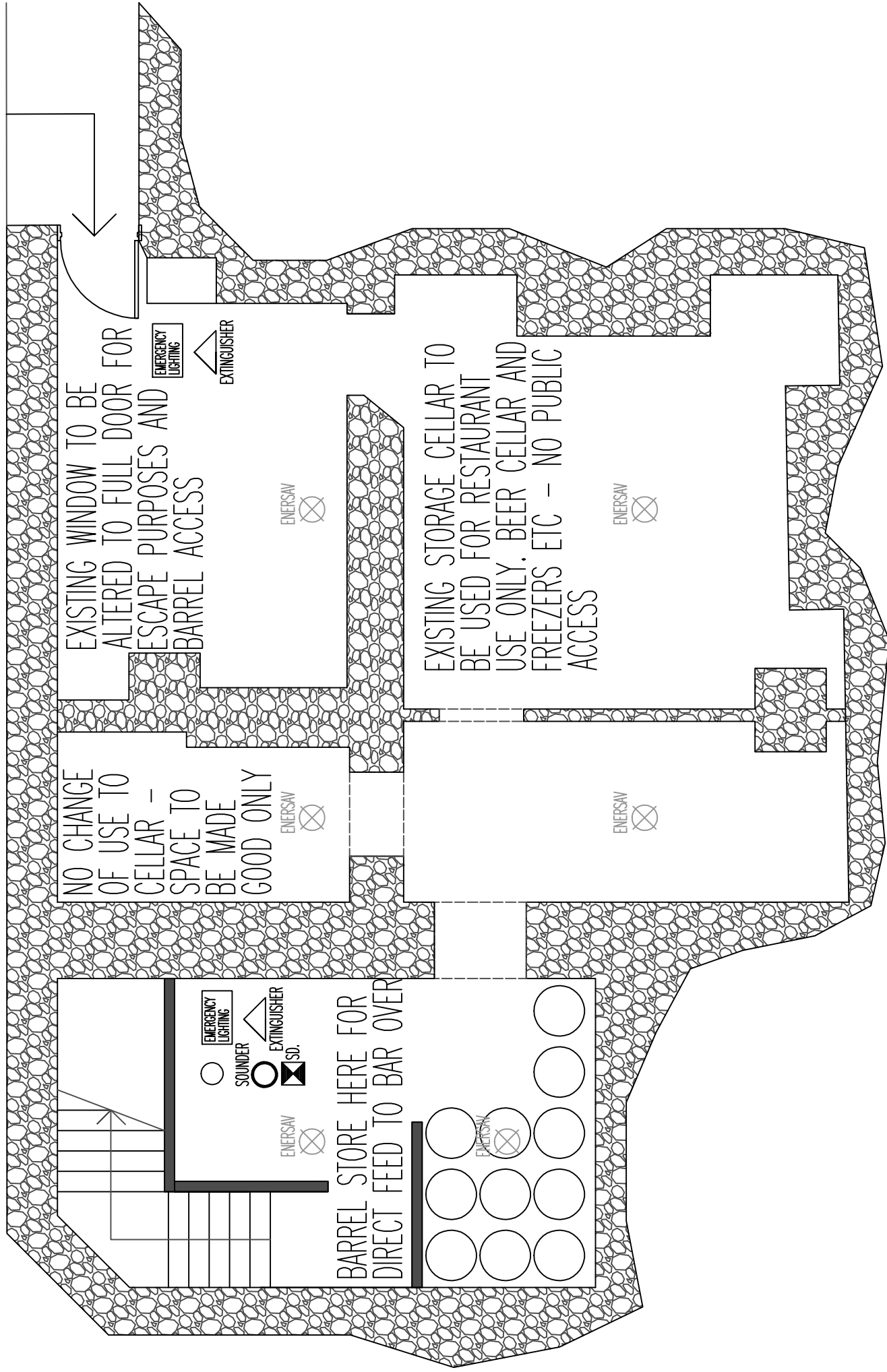
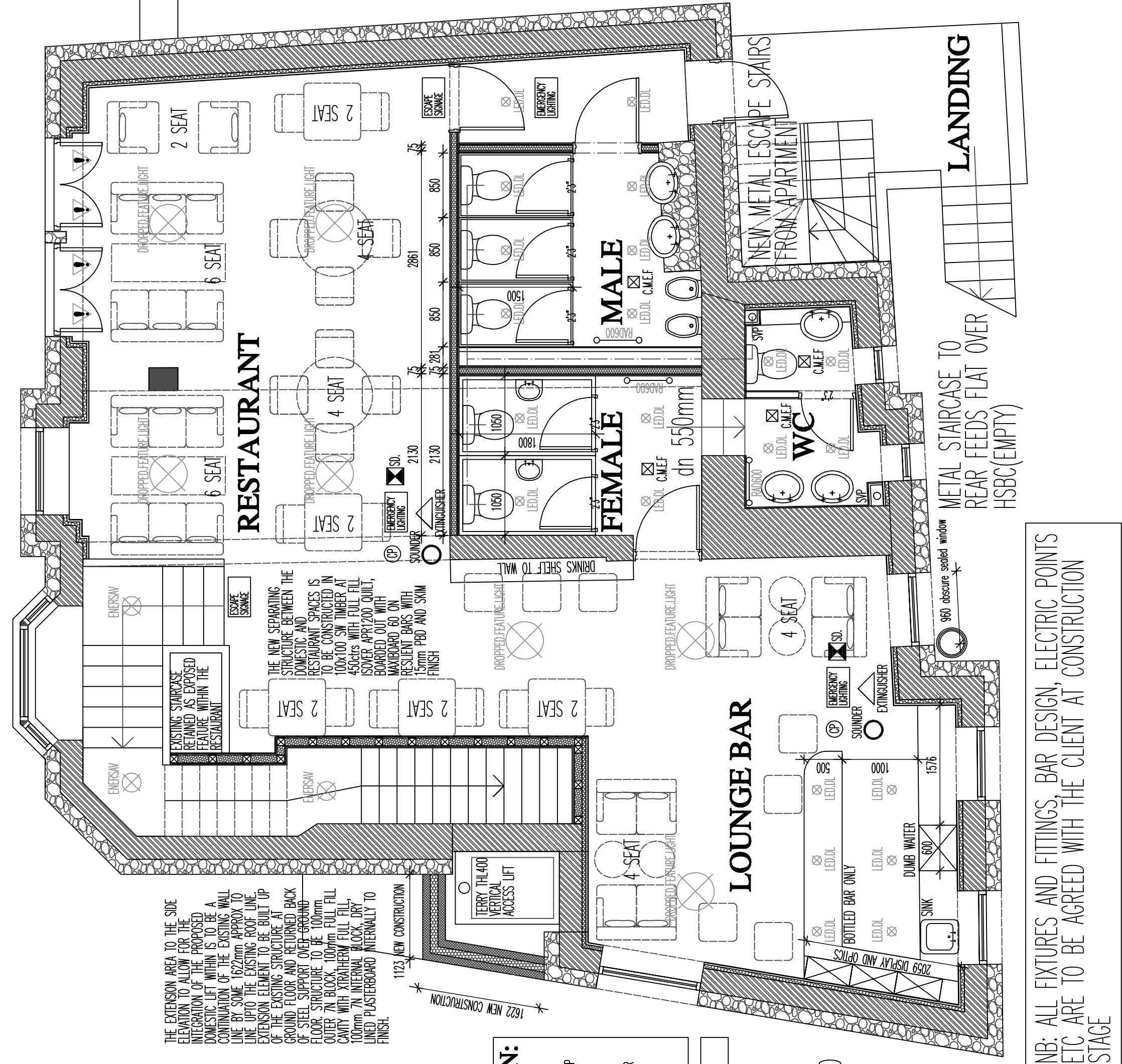
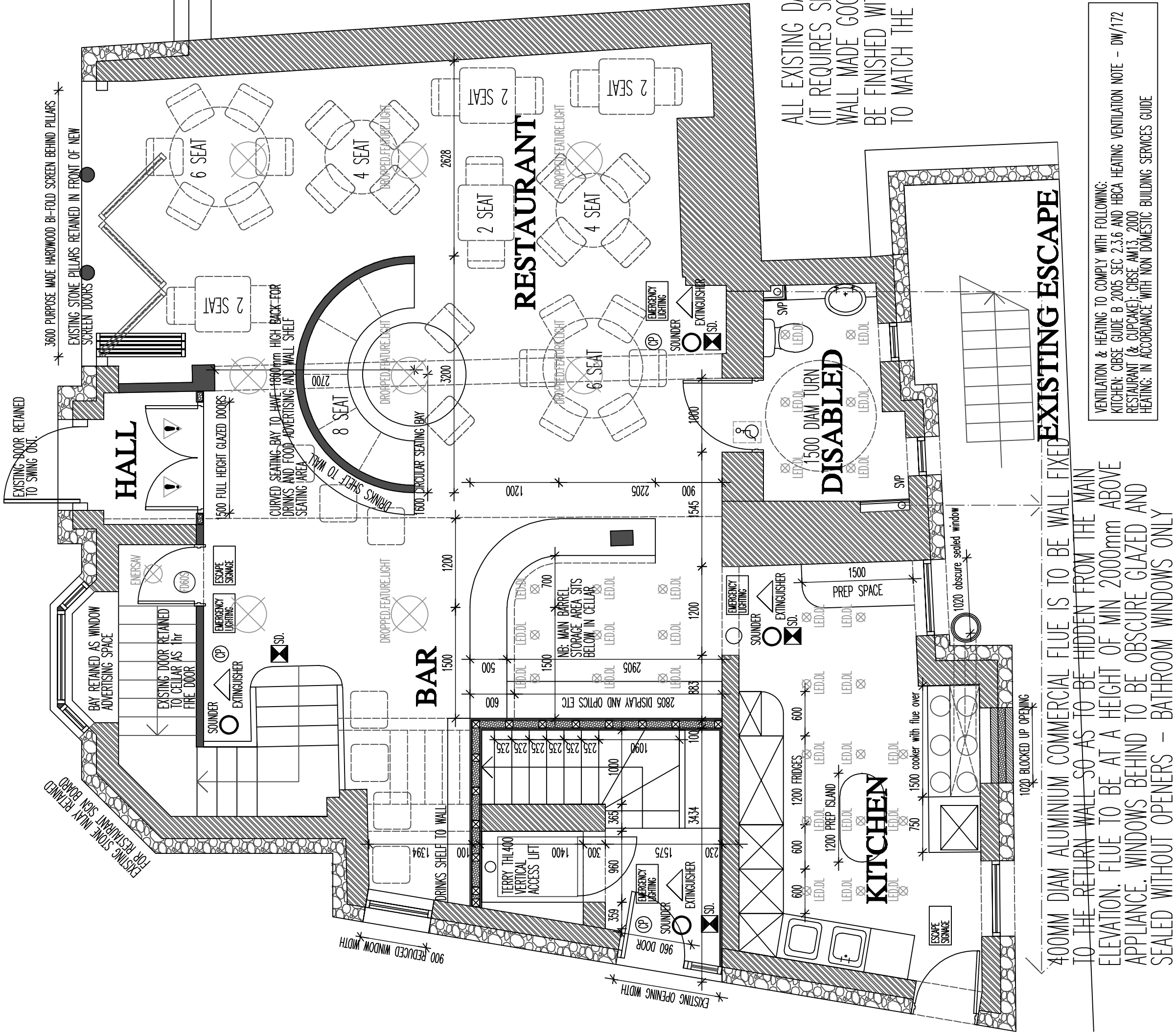


PROPOSED WINE BAR / RESTAURANT 1:50



THE APPLICATION RELATES TO THE CHANGE OF USE OF THE EXISTING OFFICE SPACE AT GROUND FLOOR AND FIRST FLOOR APARTMENT TO FORM A NEW RESTAURANT/WINE BAR OVER THE TWO FLOORS. WORKS ARE ALSO PROPOSED TO THE 2ND FLOOR APARTMENT WITH THE ADDITION OF A REAR FACING BALCONY TERRACE OFF THE PREVIOUSLY APPROVED LOFT CONVERSION THERETO.

A LARGE BASEMENT IS ALSO IN PLACE AND THIS IS TO RETAIN THE CONTINUED USE FOR STORAGE – RELATING TO THE PROPOSED RESTAURANT – THIS SPACE WILL HAVE NO PUBLIC ACCESS.

ALTHOUGH A LISTED BUILDING, MUCH OF THE INTERVALS OF THE BUILDING WERE ALTERED MANY DECADES AGO TO ALLOW FOR THE VARYING USES IT HAS HAD OVER TIME. THIS HAS MEANT THAT MUCH OF THE INTERNAL SUPPORTING STRUCTURE IS NOW STEEL WITH NON LOADBEARING INTERNAL STUDWORK – MEANING ALL AREAS BEING REMOVED INTERNALLY ARE OF NO CONSEQUENCE TO THE LISTED STATUS, WITH THE EXTERNAL FRONTAGE RETAINING THE CHARACTER RELATING TO SAME.

THE INTERNAL CHANGES ARE ALSO TO BE USED AS THE CATALYST TO ALLOW FOR THE ALTERATION OF THE ACCESS TO THE TOP FLOOR FLAT THAT WILL SPLIT RESTAURANT AND DOMESTIC USAGE – A FAR MORE ACCEPTABLE SITUATION THAN THE CURRENT COMBINED ENTRANCE. THESE WORKS WILL ALSO ALLOW FOR THE ADDITION OF AN INTERNAL DOMESTIC LIFT ALONG WITH THE NEW INTERNAL STAIRCASE ACCESS. THE EXISTING BAY STAIRCASE BEING USED AS AN OPEN FEATURE WITHIN THE RESTAURANT.

EXTERNALLY, THE CAR PARK TO THE FRONT OF THE PROPERTY IS IN THE OWNERSHIP OF CROWTHER HOUSE AND RELATING TO THE NEW USE OF THE BUILDING, THE BULK OF THIS SPACE WILL BE USED TO PROVIDE EXTERNAL SEATING FOR THE RESTAURANT AS INDICATED, WITH THE EXISTING WALL BOUNDARY AND GATED ACCESS POINTS RETAINED. 2 POTENTIAL PARKING BAYS WILL ALSO BE RETAINED FOR STAFF OR APARTMENT USE ALTHOUGH IT SHOULD BE NOTED THAT 3 PARKING BAYS ARE TO BE INDICATED FOR CROWTHER HOUSE TO THE SIDE ON QUADRANT NEWS.

BASEMENT, GROUND FLOOR, FIRST FLOOR

CROWTHER HOUSE, THE QUADRANT

REVISIONS:
CROWTHER HOUSE, THE QUADRANT
BUXTON
CROWTHER HOUSE

SCALE: 1:50
DATE: OCT'15
DRAWING: AJS
CHECKED: AJS

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DRAWING No: PROPOSED 01

B REGS COMPLIANT