

53-55 SPRING GARDENS CURRENTLY COMPRISE REDUNDANT OFFICE/STORAGE SPACE OVER CRAGHOPPERS RETAIL SHOP ON THE MAIN SPRING GARDENS. THE SPACE HAS BEEN REDUNDANT FOR MANY YEARS AND IS IN MAJOR NEED FOR EXTENSIVE REFURBISHMENT, WHICH IS ACTING AS THE CATALYST FOR THE PROPOSED CHANGE OF USE.

THE NEED FOR OFFICE SPACE OVER THE RETAIL UNITS ON SPRING GARDENS HAS TAILED OFF SIGNIFICANTLY OVER THE LAST FEW YEARS AND WITHOUT THE CHANGE OF USE FOR A DOMESTIC PURPOSE IT IS UNLIKELY THE MUCH NEEDED INTERNAL RENOVATION COULD BE JUSTIFIED WITHOUT A VIABLE RETURN.

THE UNIT EXTENDS TO THE REAR TO FORM A SMALL TWO STOREY ELEMENT WHICH ALLOWS SELF CONTAINED ACCESS FROM THE REAR OF SPRING GARDENS ADJACENT TO THE MAIN TOWN CENTRE PARKING. THE ELEVATIONAL TREATMENT TO THIS AREA WITH NATURAL STONE WALLS WITH BRICKED UP WINDOW OPENINGS THERETO SUGGESTS AN HISTORICAL DOMESTIC PURPOSE PRIOR TO THE MAIN SHOPPING COMPLEX BUILT ADJACENT. THIS USE HAS OBVIOUSLY LONG SINCE GONE BUT NEVER THE LESS IT DOES MEAN THAT A SEPARATE ENTRANCE INTO THE PROPOSED APARTMENTS CAN BE ACHIEVED WITH CERTAIN ALTERATION.

THERE IS A PROVEN NEED FOR RELATIVELY LOW COST APARTMENTS WITHIN THE TOWN CENTRE AND THE PROPOSED MIX OF A ONE AND TWO BEDROOM UNIT PROVIDES THE RIGHT MIX FOR THE LOCATION. THE CONVERSION OF UNITS OVER THE SPRING GARDENS SHOPS ALSO ACTS AS A BENEFIT TO THE TOWN AS THIS STREET HAS BECOME IN MAJOR NEED OF REVITALISATION OVER THE LAST DECADE OR SO AND PUTTING A DOMESTIC USE INTO REDUNDANT SPACES OVER RETAIL CAN ONLY ACT AS A CATALYST FOR THIS OVER TIME.

ELEVATIONAL CHANGE TO THE STRUCTURE ARE TO BE KEPT TO A MINIMUM WITH EXISTING OPENINGS REINSTATED FOR NEW HARDWOOD WINDOWS TO THE PROPOSED APARTMENTS. A NEW CAST EXTERNAL STAIRCASE WILL PROVIDE STEPPED ACCESS TO THE SMALLER OF THE TWO APARTMENTS AT FIRST FLOOR LEVEL, WHILST ACCESS WILL BE MAINTAINED TO THE BIGGER APARTMENT AT GROUND FLOOR.

THE BLOCKED UP STORE TO THE REAR IS TO BE DEMOLISHED TO THE REAR WHICH WILL ALLOW THE ELEVATION TO BE OPENED UP AGAIN AND THE SPACE CAN THEN BE PROVIDED TO FORM A SMALL ENCLOSED BIN STORE WITH A NATURAL STONE WALL THERETO TO A HEIGHT OF 1500mm.

PARKING CANNOT BE PROVIDED DIRECTLY TO THE APARTMENTS BUT THE MAIN TOWN CENTRE CAR PARK SITS ADJACENT TO THE SITE AND HIGHWAYS HAVE A LONG STANDING POLICY IN TERMS OF THE ACCEPTANCE OF SAME IN TOWN CENTRE LOCATIONS. THE LOCATION ALSO OBVIOUSLY MEANS THAT THE DOMESTIC USE OF THE BUILDING IS VIABLE ON GROUNDS OF SUSTAINABILITY AND AMENITY.

IN MATERIAL TERMS:
FRONT ELEVATION TO REMAIN AS IS WITH WINDOWS MADE GOOD AS REQUIRED WITH SUGGESTED SECONDARY GLAZED SYSTEM AS REQUIRED.
REAR ELEVATIONS OF RANDOM STONE AND COURSED BRICK, MADE GOOD WITH NEW POINTING AS/IF REQUIRED. ALL OPENINGS REINSTATED FOR NEW HARDWOOD WINDOWS WITH DUMMY SASH CASEMENTS WITH ONE BASE COAT AND 2 COATS WHITE GLOSS TO FINISH. ALL NEW ENTRANCE DOORS ARE TO BE COMPOSITE WITH 7 LEVER LOCKING DEVICES AND FINISHED IN A SOLID DARK COLOUR
FURTHER INVESTIGATION IS REQUIRED TO ASSERTAIN THE CONDITION OF THE EXISTING ROOF AND COVERINGS THERETO. IF SO REQUIRED ALLOW FOR THE EXISTING SLATES TO BE STRIPPED AND RETAINED FOR RECLAIM WITH A NEW TYVEK BREATHABLE MEMBRANE TO BATTENS TO TAKE ORIGINAL SLATE WITH ANY NEW TO MATCH. ANY NEW LEAD REQUIRED TO VALEYS ETC TO BE CODE 5. ANY NEW GUTTERING TO BE HALF ROUND IN BLACK

NORTH

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DESIGN ACCESS HERITAGE STATEMENT

53-55 SPRING GARDENS, BUXTON


DWG: DESIGN ACCESS
53-55 SPRING GARDENS
SPRING GARDENS, BUXTON

REVISIONS:

1:1250/500	CHECKED:
DATE: NOV'17	DRAWN:

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