

## **DESIGN AND ACCESS STATEMENT**

### **G&T MOTOR SPARES, 16-18 BRIDGE STREET, BUXTON, SK17 6BS**

Change of use from garage sales area to flat at first floor.

The layout changes are as shown on drawings 02, 03, and 04.

There is an existing flat within one half of the first floor of the property with the other half taken up by a garage sales area. It is proposed to convert the garage sales area to flat at first floor.

There are two further flats on the second floor which are to remain. The ground floor will remain as a garage general workshop, mot workshop and automotive accessories retail area.

All the flats will be accessed via the existing central hall and staircase with the entrance door on the front elevation of the property.

The property is located within the Buxton Conservation Area – Character Area 3, Spring Gardens

The stone arches of the Grade II Hogshaw Lane railway viaduct are directly behind the property.

The building has mainly coursed natural stone walls with one side elevation having a random stone wall. Rendered shopfront. Timber/pvcU windows with dressed stone surround and cill details. Slate roof with gabled dormers.

No change is proposed to the exterior of the property except for decoration and domestic extract ventilation.

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