

8 cavendish Circus

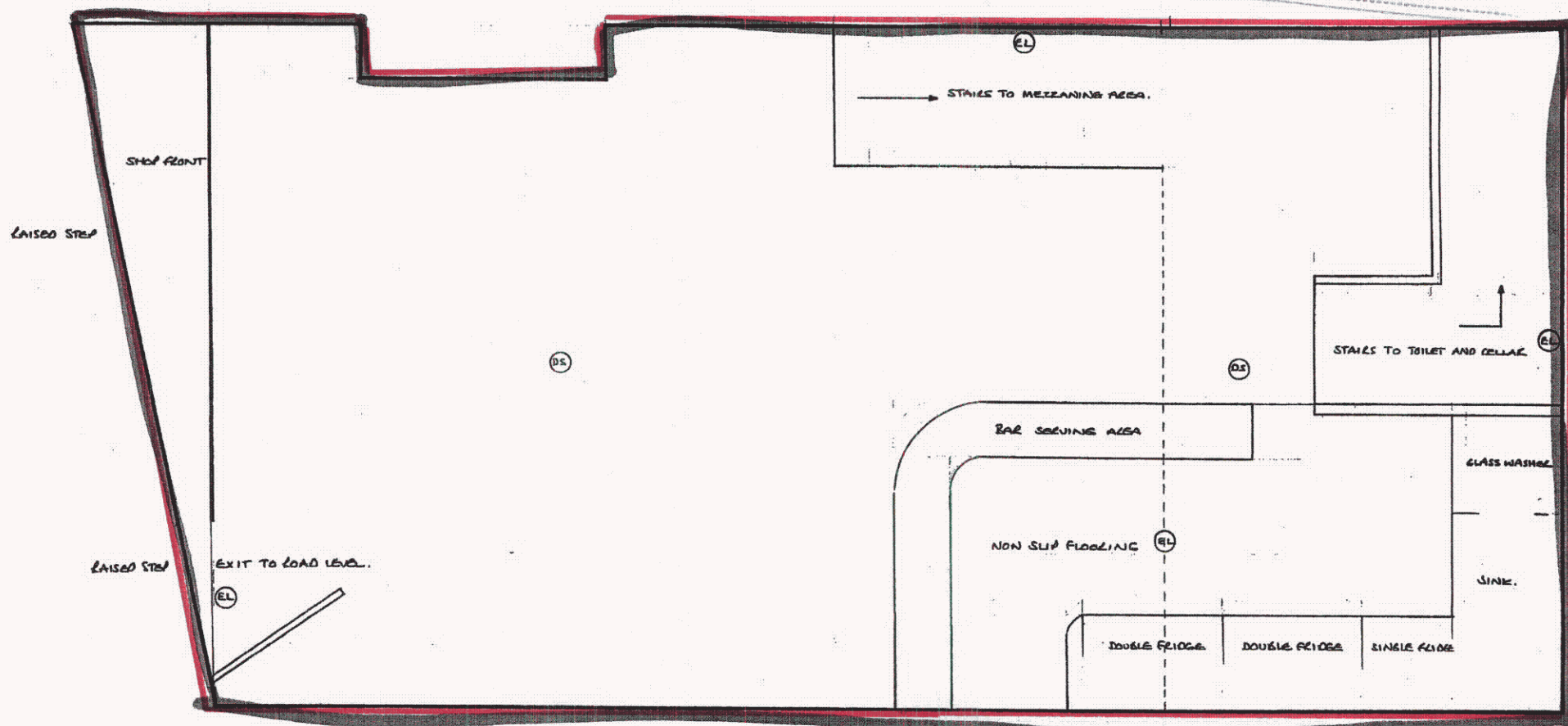
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GLOSSOP SITE
RECEIVED

6 AUG 2007

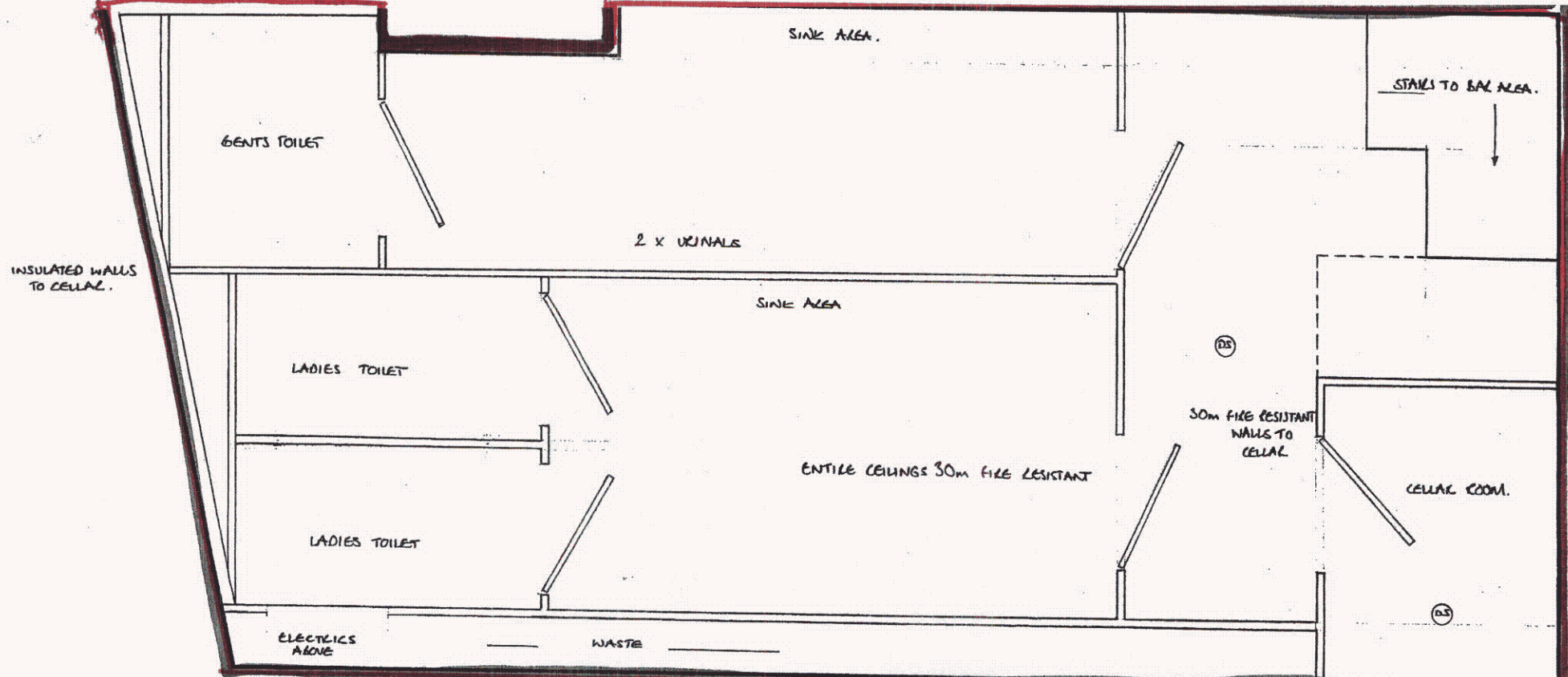
FILE REF.....

REPLY REQUIRED.....



GROUND FLOOR 1:50

P2



BASEMENT.

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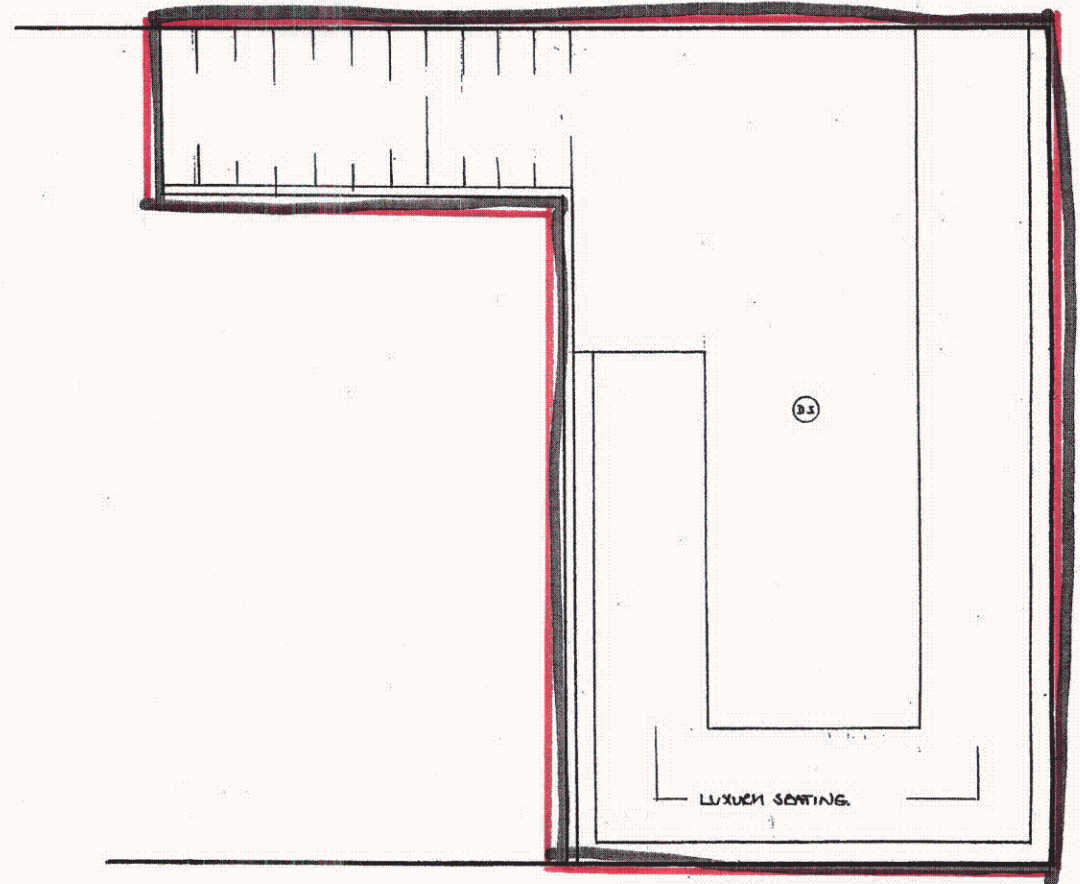
1:50

P3.

8 cavendish circus

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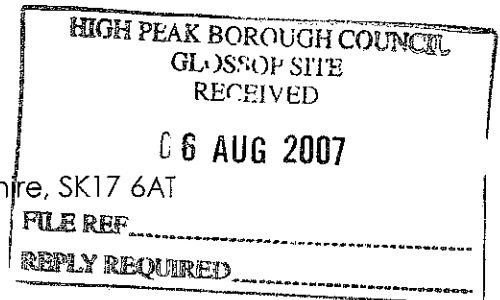


MEZZANINE FLOOR 1:50

Applicant: Christopher Peel

Address of Application: 8, Cavendish Circus, Buxton, Derbyshire, SK17 6AT

F.A.O: Martin Flanagan and related Departments



I enclose the four location maps and four site maps you required to complete the registration of the application. I have had two face to face appointments with Chris Lines (Building Control) and a joint meeting with Robert Bruce (Fire Service) and Chris Lines. They both have given their consent on the building having one fire exit, with conditions:

- The building may not have any more than 60 persons in at anyone time.
- The Basement is used as a toilet and stock room, not as a social drinking area.

All fire and safety issues have been addressed to the satisfaction of both parties.

I understand that there maybe representations made. I would just like to reiterate that I understand peoples concerns about a drinking establishment being opened. However, it should not be the case that all these establishments be tarred with the same brush and to condemn a business before it can have the chance to prove itself.

May I just take a few paragraphs to answer some of the main concerns that local residents and business may be concerned with:

Recent change in the area: It is often the case that people perceive change with scepticism; this can be met with their disapproval or even anger. Cavendish Circus used to be a Post Office many years ago until it changed into an area of antique shops and other A1 use dwellings. As of recent years and following Buxton's tourist and University growth this particular area has begun to change again. However, this is not for the worse but for the growing culture and trends we live. Again, there is no other business on this street or near which will be providing a similar service we will bring.

The building schematics: 8 Cavendish Circus is a small property which has unusual aspects, for me this only adds to the character. However, due to its size we have a limit on the amount of people allowed in at any one time. Due to the nature of the business and the way in which we intend it to operate we do not expect a high number of patron turnover, but a collective group willing to pay a premium price for a niche product. The building only has one fire exit on the ground level. However the basement is only used for storage and toilets. Therefore, few people spending a small amount of time. With changes made to the layout and wall/ceiling fire prevention the basement it has been granted safe by the Buxton Fire and Safety Officer (Robert Bruce).

Sewerage: A small alleyway in the basement runs underneath other shops above (as shown on the diagram, numbers 8&9). There is no access to these shops form the basement and are separated by thick stone walls (which will be fire protected). At the end of the alley is the main sewerage exit. This is not where the toilets will be situated. A false wall will be put in place (As shown on the diagram) to safely dispose of the sewerage through the use of an industrial saniflo unit. I have contacted the Seven Trent

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by telephone to enquire about blockages to drains. Their response to the question was that blockages mainly occur by lack of use not over. They also mentioned that a saniflo actually breaks down wastage to make it easier to dispose of.

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Deliveries: Due to poor access points for delivery we have condensed our deliveries and suppliers to one sole delivery. They will drop-off at the rear of Cavendish Circus and put supplies on a trolley which will be rolled to the access point at the front. The delivery time can be discussed to make it easier for anyone concerned. Please remember there won't be too much to deliver, due to the size and nature of the building and business (no food). Deliveries shouldn't take anymore time than 15mins from drop off to inside.

Smoking: I appreciate that with the new smoking ban patrons wishing to smoke must do so outside. However, once outside they will be monitored by staff and on the weekends by a bouncer. They will be monitored for a number of reasons; Drinks, Littering and Noise. Disposal units for cigarette ends will be provided and the street will be swept nightly for all litter. Our previous business in Matlock has always been a non-smoking venue even before the ban, and we are well aware of the issues which mustn't be overlooked to ensure not to upset neighbours. To add, visible security systems will be put in place in the toilet areas to deter and stop people smoking, these people will be dealt with by rejecting future entry to the bar.

8 Cavendish Road will be a property used for light social drinking, a cocktail bar with a difference. The business has proven itself in its current location of Matlock (Derbyshire) where it has become a benchmark evening dwelling. The Matlock bar has not seen one incident since opening and has had zero trouble or negativity with Police, Residents or the Patrons. Sandra Barlow (Buxton Police Licensing) approved the bar in Matlock and she could confirm that we are a respected bar.

I also enclose a letter which was hand delivered to the local businesses and residents. This was done to establish friendly contact and assure them that we will not be bringing any of the common concerns of a bar to their doorstep; the majority saw this as a positive change. With respect to any representations that could be made we as a business would be willing to accommodate and reason.

If you or any other department need any questions answering about the application please do not hesitate to contact me.

Yours truly,

Christopher Peel

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CLERK'S OFFICE	
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The Monk Cellar	
6 AUG 2007	79
Dale Road	
Matlock	
FILE REF	Derbyshire
REPLY REQUIRED	DE4 3LU
Tel: 01629581751	
Mobile: 07805063510	
Email: chris@themonkcellar.com	

Dear Business and Residential neighbours

I am writing to you to establish contact and make aware of our intention to occupy 8 Cavendish Circus Buxton. My Brother and I are Directors of a cocktail bar called The Monk Cellar in Matlock Derbyshire. The Monk Cellar is a small cocktail bar which offers a very diverse range of cocktails professionally made by well trained staff.

We are NOT a circuit bar and pride ourselves on clientele and standards. Our current residency is in Matlock Derbyshire, where we have become a benchmark drinking establishment. We have proven to be a great asset to local restaurant trade. If you are inquisitive as to our current establishment and would like to get an understanding to what we intend for Buxton please visit our website: www.themonkcellar.com

We are currently in the process of trying to obtain our Premises Licence and change of use for 8 Cavendish Circus. If in anyway you have the slightest concern please feel free to contact me on any issue. I would prefer to tell you exactly what we are doing and when, as it is often the case proceedings can get held up over the simplest of solutions. We genuinely want to integrate ourselves seamlessly into the environment and are willing to accommodate suggestions and concerns. We are really hoping to add to Buxton's already growing cosmopolitan atmosphere, while being a asset to Cavendish Circus.

Yours truly,

Christopher Peel

The Monk Cellar Director