HPK/2011/0146

WESTON ALLISON WRIGHT

18 MAR 2011

DESIGN AND ACCESS STATEMENT TO ACCOMPANY THE

PLANNING APPLICATION FOR

LISTED BUILDING CONSENT

AT

UNITS 2 &3
CAVENDISH ARCADE
BUXTON
DRBYSHIRE
SK17 6BQ

FOR

HUDSON CAPITAL (RETAIL) LIMITED
FAIRFAX HOUSE
15 FULWOOD PLACE
LONDON
WC1V 6AY

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Prepared by:
Weston Allison Wright
Cottage Farm
Mears Ashby Road
Sywell
Northampton
NN6 0BJ

Telephone: 01604 491227
Fax: 01604 642946
Email: information@w-a-w.co.uk

1.0 INTRODUCTION

1.1 This design and access statement accompanies an application for Listed Building Consent to re-open an archway between units 2 and 3 in Cavendish Arcade and to install a slatted timber suspended ceiling in unit 2.

1.2 The building was constructed in as a thermal baths in the early 1850s. It was rebuilt in 1900 with an interior dating from 1912. It was converted to a shopping arcade in the mid 1980s and continues in this use today. It is listed grade II.

2.0 DESIGN PRINCIPLES AND CONCEPTS

2.1 Consent is sought to reopen an existing archway between units 2 and 3. Unit 3 is currently occupied and trading. The tenant in unit 3 wishes to expand into unit 2 (currently vacant) and continuity of the retail space is required for that.

2.2 There is an existing arch in the division wall between the two units which is faced up in unit 3 with glazed and moulded ceramic tiles with tiled architraves around the arch reveals. The reveals of the arch recess and the walls in unit 2 are plain plaster applied direct to the brick masonry.

2.3 None of the proposed work would affect the ceramic tiled surfaces.

2.4 The two units were originally linked as evidenced by the blocked doorway further down the party wall close to the external elevation. This door cannot easily be reused as it is very narrow and re-opening would necessitate complete re-planning of the shop fittings in unit 3.

2.5 It seems probable that the existing arch opening was originally a doorway. The ground plan shows long corridors each side of what was originally an open courtyard and an opening in this location would fit in with the circulation route. There is no other logical reason for the arched recess which is clearly of the same build date as the surrounding structure.

2.6 The slatted timber ceiling will be installed to replicate the ceiling already in unit 3. It will be easily removable in the future if there is a requirement to reinstate. The interiors of unit 2 are not decorative; all the walls are plain plaster with white emulsion paint as a finish.

2.7 There will be no impact on the local infrastructure.

3.0 LAYOUT

3.1 The position of the units is shown on the accompanying plans.

3.2 The basic plan form of the building will remain clear. The opening will be arched inside unit 2 to mirror the tiled arch in unit 3. It is possible that the original structural arch will remain in site in which can that will be retained and reused. Otherwise a new flat lintel will be inserted and the arch constructed from expanded metal formers and plastered up.

3.3 Historic features, which principally comprise the glazed decorative ceramic tiles, are to be retained.

3.4 The new opening will be left open, with no door.

4.0 ACCESS

4.1 The existing tiles arch is sufficiently wide for good access for all. There will be a level threshold between the two units.

4.2 The work will comply with Part M of the Building Regulations without detriment to the historic fabric or major alterations to the floor plan.