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Stride Treglown

BUXTON CRESCENT & SPA PROJECT

DESIGN & ACCESS STATEMENT FOR LISTED BUILDING CONSENT FOR THE REMOVAL OF ARCADE AT THE REAR OF THE NATURAL BATHS, THE CRESCENT, BUXTON SK17 6BQ

Historic Significance

This application is with regard to the arcade which screens the north elevation of the Grade II Natural Baths and forms the south boundary of the piazza of The Square. This was designed by John White at the same time as The Square, which is a development of six lodging houses, a Grade II* Listed development.

Proposal

This application is for the removal of the existing three arches of the arcade so as to enable the re-routing and reconstruction of the pipe route of the mineral water supply to the Buxton Water Bottling Plant.

Justification

The future of the natural baths relies upon its rejuvenation in the form of a substantially new build structure. To enable the new build structure to be undertaken it is necessary first to guarantee the continued supply of the source of mineral water to the Buxton Water Bottling Plant. It is therefore necessary to re-route this water supply prior to the commencement of the main works.

Mitigation

Since the construction of 'The Square' and this arcade early in the 19th century (approximately 1807), considerable changes have been undertaken at the rear of the Natural Baths including the addition of the St Ann's Dining Room. The existing proposals allow for the removal of the now seriously decayed St Ann's Dining Room to facilitate a proportionally more spacious and useable piazza with two more arches to the arcade. This will increase the width of the piazza by a further two-thirds. It is the intention to reinstate the arcade with accurate matching stone and detail and an application for the reinstatement of the arcade including the further two arches will be part of the new Planning and Listed Building Consent applications for the redevelopment of the Natural Baths as a thermal spa. These applications are due to be submitted in the near future. It should be noted that great care will

need to be taken when dismantling the arcade where the stone is joined into The Square so as not to cause damage. It is suggested that this is undertaken by leaving the tooths of stone projecting from the six lodging house complex ready to receive the reinstated stonework.

Access

Access to the adjacent buildings is not affected by the proposals and as the buildings of the Crescent and Natural Baths are not in use there are no issues of access affected by these proposals. A new Access Audit and Appraisal will be presented with the main Planning and Listed Building Consent applications for the new spa development.