STRIDE TREGLOWN LTD
Commercial Wharf
6 Commercial Street
Manchester M15 4PZ

T 0161 832 9460
F 0161 839 0424
E stride@stridetreglown.com

HPK/2011/0527

Stride Treglown

21 SEP 2011

Design and Access Statement

For alterations to the arcade at the rear of the Natural Baths and raising the level of St Ann's Courtyard

Client	Buxton Crescent Hotel and Thermal Spa Co Ltd	**File Ref**	45177_C01_110916_Design and Access Statement St Anne's Courtyard
Project	Buxton Crescent Hotel and Thermal Spa	**Date**	16.09.2011

Applicant: Buxton Crescent Hotel and Thermal Spa Company Limited
Agent: Stride Treglown, Architects
Conservation Architect: Nicholas Jacob Architects

Historic Significance

The historic significance of the two elements which are the subject of this Design and Access Statement are part of a large and complex arrangement of buildings comprising of and bounded by the Grade I Listed Crescent by John Carr, Grade II Listed Natural Baths whose current arrangement retains parts by John Curry and John White, and on the west side by the Grade II* "The Square", a development of six lodging houses by John White. The Arcade is part of the development by John White for The Square and as such is Grade II* Listed. The arcade was designed and constructed as a screen to the rather untidy rear of the Natural Baths.

Design Proposal

The current proposal is the result of two elements of the overall design.

1. The need for underground service routes for water supply to the Buxton Water Bottling Plant and for services running from the underground basement at the rear of the Crescent into the area of the Natural Baths which is to become a new spa leisure complex.
2. The increase in size of St Ann's courtyard following the removal of the St Ann's dining room, and its replacement with a building which will not intrude as far into the courtyard.

These proposals affect the level of the courtyard and its size and will require the existing section of the arcade to be dismantled and rebuilt along with a further section comprising two further arches to the arcade. The requirement to raise the level of the courtyard at its lowest level to a level similar to that at its highest point resulted in the levelling of the courtyard which will have further advantages in its future use as an event space.

This levelling of the courtyard has raised issues for the interface between The Square and the newly levelled piazza. It has also raised issues for wheelchair access for the route which runs around this arcade and between The Crescent and Natural Baths. The wheelchair access and ambulance disabled access (provided by steps have been integrated into the final proposal and can be seen on the current Stride Treglown scheme. The resolution of the interface between old and new structure has been resolved by the introduction of steps rising from the lowest level of the arcade to The Square to the new courtyard level. Within the arcade to the rear of the Natural Baths, these steps become the ambulance disabled access route under the arcade while within the courtyard the steps diminish towards the highest point of the arcade to The Square adjacent to the road.

Justification

STRIDE TREGLOWN LTD
Commercial Wharf
6 Commercial Street
Manchester M15 4PZ

T 0161 832 9460
F 0161 839 0424
E stride@stridetreglown.com

Stride Treglown

The future of the Natural Baths relies on its rejuvenation in the form of a substantially new build structure. To enable the new build structure to the undertaken it is necessary first to guarantee the continued supply of the source of mineral water to the Buxton Water Bottling plant. It is also necessary to provide pipes etc from the new underground basement to the spa area and for these to rise above the flood proof basement walls before passing from one area to the other. Both these requirements are essential to the overall design scheme. In the case of the mineral water supply pipe, it is necessary to re-route this supply prior to the commencement of the main works. The increase in size of the courtyard is a consequence of the overall design proposals for the spa.

Mitigation

Since the construction of The Square and this arcade in 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 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 courtyard by a further two-thirds. It is the intention to reinstate the arcade using existing stone and with accurate matching stone and detail. Great care will be taken when dismantling the arcade where the stone is joined to The Square by leaving the tooths of stone projecting from the lodging houses complex ready to receive the reinstated stonework.

The levelling of the courtyard required an Option Study to decide on the most appropriate means of resolving the differences in level between courtyard and arcade. From the three options studied which included: (1) a direct interface between the levels of courtyard and arcade at the arcade columns; (2) diminishing steps with the foot of the steps running close along the line of the arcade columns and; (3) diminishing steps with the top step running parallel to the arcade columns were the considered three options. The third of these was finally agreed to be the best option. This proposal has been integrated into the overall project design. If it is required to have a fully flat courtyard for specific events, a platform can be provided to infill the area of the steps and the lower level.

Access

Access to the adjacent buildings with the exception of The Square are the subject of a new Access Audit and Appraisal, Listed Building Consent and Planning Application.