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Design and Access Statement

For alterations to No.1 The Square

Client	Buxton Crescent Hotel and Thermal Spa Co Ltd	**File Ref**	45177_C01_110915_Design and Access Statement No1 The Square
Project	Buxton Crescent Hotel and Thermal Spa	**Date**	15.09.2011

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

Historic Significance

This application is with regards to The Square. This was designed by John White and is a development of six lodging houses, a Grade II* Listed development.

Design Proposal

The current proposal is the result of the redevelopment of The Crescent and Natural Baths into a hotel and thermal spa complex. The proposals affecting No.1 The Square are as follows:

- The forming of a lead canopy and curved glass weather screen to the first floor of the new spa baths and weathered to the elevation of No.1 The Square.
- The forming of a new roof to the spa with lead flashing that is dressed into the stonework of the south elevation of No1 the Square.
- The sealing of the first floor window on the south elevation of No.1 The Square behind a new screen wall.
- The opening of the blind window at second floor level on the east elevation of No.1 The Square.

Justification

The first floor link between the Crescent west pavilion and the new spa provides access to the spa for guests and a service route for staff. The link is essential to the successful operation of the spa hotel.

The sealing of this first floor window is essential as a result of the new spa accommodation abutting the south elevation of No.1 the Square.

The opening of this blind window will enhance the light quality in the bedroom and provide views over the new spa baths and new restaurant and pool building.

Mitigation

A number of options for the first floor link have been looked at. This curved glass screen option facilitates the retention of the most southerly first floor window in the east elevation which is blocked by other options. The proposals vastly improve the view from the window which at present overlooks a ramshackle mix of built elements. This proposal is part of a design to homogenize the north elevation of the Baths building.

With regards to the sealing of the first floor window, while this is an alteration to this grade II* John White building, the impact to the architecture is minimal.

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The benefit of the opening of the window at second floor level balances the loss of this window overlooking the existing Natural Baths roofscape. It is beneficial to the layout of the room. It improves the light and allows improved views over the enlarged courtyard and the new restaurant and pool building. This could be done at a later date due to its relative height and position in the jamb.

Access

Access to No.1 The Square is not affected or altered by the proposals.