

Conversion of public house to a dwelling at the Devonshire Arms, North Road, Buxton

Supporting Design Statement :- April 2012

Introduction

The property became vacant several months ago after a succession of four tenant landlords over the previous three years were unable to make the pub viable and the last tenant literally abandoned the property.

The public house has been marketed nationally for some time but a buyer has not been found who sees the property as a viable public house. The kitchen facilities are limited and there is little scope for expansion.

The location is not ideal for retail or commercial use and therefore the conversion to domestic use would seem the only viable option to continue to maintain the property in good condition.

The property falls within the Fairfield conservation area.

The property has a symmetrical double fronted two storey façade looking directly down North Road. With, what is currently a storage area forming an L shape to the left side and two existing cottages to the rear.

Appearance

The principal façade is two storey of stone and brick traditional construction with single and two storey extensions to the side and rear, the rear single storey extension has a flat felt roof, all elevations have a sand cement render and painted in a cream colour with traditional timber sliding sash windows.

The roof has a combination of concrete 'Hardrow' tiles with areas of blue slate and the front bay roofs covered with clay tiles.

It is intended to remove the existing toilet block to the rear of the property as it is an addition to the original building, is in a state of disrepair and detracts from the appearance of the building. It is proposed to replace this with a timber conservatory.

Proposals

As the property falls within the Fairfield conservation area, proposals for the property should not only preserve the appearance of the area but should seek to enhance it, the current proposals will address this in several ways.

1. Much of the property is falling into disrepair with sections of the roof sagging, loose guttering and cracked, damaged render and poor paintwork. All these items will be addressed under the current proposals.
2. The proposal to remove the flat roofed extension to the rear, bringing the main building back to its original footprint.
3. The replacement of many of the doors and windows to the original appearance using timber mock sash with double glazed units.

I have included an email from Fleurets (The selling agents for the brewery) showing the barrelage for previous years. As can be seen from these figures an average of four barrels a week has been sold, this turnover is inadequate to make the property viable as a public house and the proposal to convert the property to affordable residential accommodation would seem the most suitable solution for the preservation of the property and the area.

Devonshire Arms - Barrelage Figures

Inbox x



Andy Tudor Andy.Tudor@fleurets.com

Apr 3

to me

Frank,

As promised, I am pleased to provide barrelage figures in respect of the above. These have been provided to be accurate but there is always the risk of them being either too low (through buying out) or too high (due to market fluctuations). I am afraid neither Greene King nor I can give any warranty as to these figures. For the record though, barrelage figures are as follows:

2008/09: 81 Draught barrels	97 Composite barrels
2009/10: 130 Draught barrels	141 Composite barrels
2010/11: 95 Draught barrels	99 Composite barrels