HPK/2012/0381

10 JUL 2012

DESIGN AND ACCESS STATEMENT
for
LISTED BUILDING CONSENT and PLANNING APPLICATION
for
ALTERATIONS TO THE WEST SIDE OF SINGEL STOREY STORE and OFFICE to REAR OF OLD COURTHOUSE

Applicant: Buxton Crescent Hotel and Thermal Spa Company Ltd

Agent: Stride Treglown Architects

Conservation Architect: Nicholas Jacob Architects

HISTORIC SIGNIFICANCE:

The building currently known as The Old Courthouse is Grade II Listed and contains shop at the lower levels and the Masonic Hall at first floor level. This building is mid 18thC and altered in 1803-1806 by John White for the Duke of Devonshire as Estate Office. The buildings also have 19thC and 20thC alterations. The exterior of the building is coursed and dressed millstone grit with ashlar dressings and a Welsh slate roof with stone stacks. To the rear of the historic part of the building are a number of more recent single storey additions including a lock-up garage and a stone ashlar faced building which is storage and ancillary to a restaurant area. The wall which this Application is concerned with is a remnant of a demolished 19thC and early 20thC buildings to the rear of the Crescent which were ancillary to the Crescent, providing kitchen and other service areas. Insomuch as it is part of a building that has already been demolished, this wall has little or no historic significance. However, having been attached to the single storey extension to the old courthouse by a lean-to roof bridging an access alleyway, it has become part of that building.

LISTING DESCRIPTION:

SK0573NE GEORGE STREET 616-1/3/36 (South side) The Old Court House, shops and restaurant.

GV II.

Formerly known as: Court House GEORGE STREET. Also known as: Masonic Hall, Court House GEORGE STREET. Marked on the OS map as Masonic Hall. Former estate office, court house and Masonic hall, now shops and restaurant. Mid C18, altered 1803-1806 by John White for the Duke of Devonshire, with C19 alterations and C20 refurbishment. Coursed and dressed millstone grit with ashlar dressings and Welsh slate roofs with stone stacks. EXTERIOR: 2 storeys and 3-storey. Street front 11 windows arranged 2:5:2:2 each under separate roofs. Set-back wing to left 3 storey and 2 windows. 2 round headed openings on ground floor, partly obscured by external stone staircase with iron balustrade leading to upper floor and glazed panel door with overlight, to left a 3/3 sash, and above 2 further 3/3 sashes. Projecting central 2 storey

5-window range, with first-floor sill band and coped blind parapet. Central doorway with raised surround and glazed door with overlight flanked by C20 tripartite shopfronts and doors, beyond either side round headed, former, doorways with C20 shopfronts and blocked arches. Above 5 very tall 4/2 sashes. Set-back wing to right 2 storey, 2 windows, with central former doorway with fixed window and to left a round headed doorway with C20 double doors and fixed window beyond, to right 2 former doorways now with enlarged C20 shopfronts. Above 2 plain sashes with C20 louvred shutters, linked by sill band. Set-back single storey wing to right with 2 round headed openings with linking impost band and keystones, both with plate glass shop windows and fanlights. Rear main block originally 5 windows, central round headed doorway now blocked, with later doors to right built over to left. Above central window blocked, with 2 sashes to left and 2 blocked windows to right. INTERIOR: of main block: re-roofed C20: 1st floor with new partitions retains original details such as some folding panelled shutters to windows, moulded door surrounds; one with prominent moulded architrave, 4-panelled doors (one folding door), engaged columns and some raised panelling. The ground floor is vaulted. The right-hand blocks have been substantially altered C20. Reputedly built as Estate Office for the Duke of Devonshire, used as Court House, Assembly Rooms and Masonic Hall. (Leach John: The Book Of Buxton: Leicester: 1987-).

DESIGN PROPOSAL:

The Proposal is to retain the former external stone skin of this wall which faces into the Old Court House property. The former internal skin which is of red brickwork and which is seriously failing and very untidy is to be removed and replaced with a new skin of stone close against the stone ashlar wall skin. This wall will be tied into the ashlar to stabilise the ashlar. The outer face of the wall will be a skin of millstone grit ashlar.

JUSTIFICATION:

The existing wall is not any longer stable as the face affected by the weather is not designed as weatherproof and the previously demolished building which had helped to stabilise it is no longer in existence. The red brick is buckling, and separating from its stone ashlar face. Moreover, the wall is very untidy having broken surfaces to the parapet and end face facing the Crescent. The works proposed are to ensure the stability of the stone ashlar which is now the outside wall of the office to Project X and to make the wall weather tight.

MITIGATION:

The works proposed will remove the unsightly and unstable brick skin of the wall. This will be replaced by a far more in-keeping wall finish of stone ashlar dressed millstone grit. The proposed design for the works to the wall will produce a wall that is both visually enhanced and stable for the foreseeable future.

ACCESS:

As the wall is a rebuilding of an existing wall to an existing building with no other alterations proposed within this application, there will be no issues of access.



THE WALL TO THE WEST OF THE OLD COURT HOUSE SINGLE STOREY EXTENSION