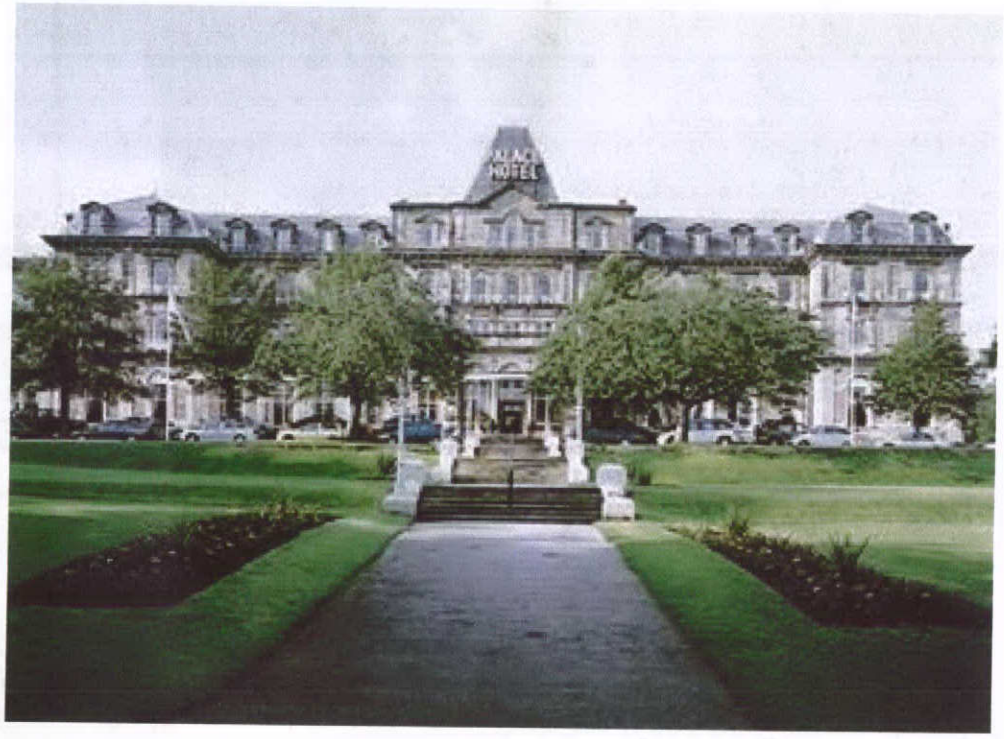
HPK/2013/0403
15 JUL 2013
BOROUGH COUNCIL

THE PALACE HOTEL, PALACE RD, BUXTON

DESIGN AND ACCESS STATEMENT IN RESPECT OF THE PROPOSED REBUILDING OF TWO EXTERNAL WALLS TO THE 1930s RESTAURANT EXTENSION.

Prepared by Finch Associates July 2013



GENERAL

This statement is to be read in conjunction with details on the location plan, existing plans and photographs of the proposals, as shown on Finch Associates drawings 1012/ 01, 02, 03A and 04.

DESIGN PROPOSALS

The proposed works involve the construction of new piled foundations, underpinning, structural repairs and partial rebuilding works required to rectify serious settlement and cracking that has occurred to the front section of the single storey 1920/1930s restaurant extension.

The proposed repairs will retain as much of the original fabric as possible, and all areas are to be rebuilt to match the original designs and finishes. None of the original hotel building will be affected by the works

HISTORY

The Palace Hotel was constructed in 1868 as a large purpose built hotel to cater for the increased tourist traffic to Buxton following the development of the railways. Designed and built in the Second Empire style, characterised by its large central Mansard roof, the hotel is a significant feature in Buxton's history and it's skyline.

The restaurant extension that is the subject of this application was constructed in the late 1920s or 1930s on the West end of the Main front elevation of the original hotel building, adjacent to the main car park, to provide additional space in the main hotel restaurant. Unfortunately the front section of the extension was constructed on made up ground with inadequate foundations, resulting in severe settlement and cracking of the external walls to the front face and adjacent side return .

USE

The extension is used as additional dining space for the original main hotel restaurant. This use would continue after work is completed.

SCALE

The proposals involve the partial rebuilding on new piled foundations of two walls to the side extension, one portion is 4.5m in length and the other is 5.5. The roof would be propped during construction and retained.

APPEARANCE

The proposed works are being carried out as essential repairs, and will not change the internal or external appearance of the building.

All internal cornices and mouldings to the ceiling and walls will be carefully removed and reinstated as the walls are rebuilt. All external reconstituted stone quoins, lintels, cills, window frames and mullions will be carefully removed and where practical refurbished and incorporated into the rebuilt walls. Defective or cracked concrete sections will be recast with new reconstituted stone faces to match the original.

All other sound materials such as the metal window frames and the natural stone infill panels will be reused.

ACCESS

Access will remain as existing.