THE PALACE HOTEL, PALACE RD, BUXTON

HERITAGE STATEMENT IN RESPECT OF THE_PROPOSED REBUILDING OF TWO DEFECTIVE WALLS TO THE 1930s RESTAURANT EXTENSION,

Prepared by Finch Associates July 2013

GENERAL

This Heritage Statement is to be read in conjunction with the application for Listed Building consent submitted to High Peak Borough Council, July 2013.

HISTORICAL BACKGROUND

Archaeological records indicate settlements within the area as far back as the Mesolithic era (middle Stone age) around 5300BC, and during Roman occupation the spa town of Buxton was an important settlement situated at the intersection of several principal roads. However, its most significant period of development was arguably the 70 years from 1840 to 1910 - the Victorian/Edwardian age of industry and innovation. The Palace hotel was constructed during this period to accommodate the vast numbers of visitors that ventured to the Victorian spa town.

The Palace Hotel was built in 1868 to designs of Henry Currey, and was listed as a Grade II Building in 1994. The building, which was designed in the French Chateau style occupies a prominent position in the centre of the town adjacent to the main railway station, and was constructed on the Ground up to Third floor level, with a central turret at 4th floor level above the main entrance.

There have been a number of 20th Century additions to the Hotel, principally at the west end of the building, including the restaurant extension that is the subject of this application, together with other rather more minor alterations carried out over the intervening period to the both external fabric and interiors.

The main entrance portico and doors lead directly to the central Hotel Reception area, constructed with ornate plasterwork and marble columns, and to the adjacent main staircase, which extends from ground to third floor level and forms the principal access to the guest bedrooms on these upper levels.

It is front section of the single storey 1920/1930s restaurant extension that is the subject of the current application, and no changes or alterations are proposed to the exterior of the original hotel building, or any other areas of the interior.

CONSERVATION AREA AND OTHER ITEMS

It should be noted that the Palace Hotel, Buxton is not listed on the schedule of Ancient Monuments. Although situated within a Conservation area, as the works are essentially of a repair nature, to make good and restore defective walls and foundations , the application is not subject to a Conservation area consent.

PROPOSALS

The restaurant is located in the Southwest corner of the site. The single storey srestaurant extension was constructed in the 19202 0r 1930s from reconstituted stone and concrete with natural stone infill. The existing structure has reconstituted stone 'ladder' quoins, lintels, cills, window frames and mullions. The extension has a parapet roof with asphalte covered flat roof above. Inside, the walls and ceiling have moulding details. The layout and design of the extension is clearly indicated on the submitted drawings and photographs, which accompany this application.

Unfortunately, as described in the Design and Access Statement, due to inadequate foundations bearing on made up ground the walls to the extension have moved away from the building. Cracks are now visible, and the front section of the extension is at risk of collapsing. Risk Assessments undertaken indicate that there is a significant risk to hotel guests and staff, and strongly recommend that the walls are reconstructed.

The proposals seek to retain and reinstate as much of the original detailing as possible. Where this is not possible materials will be used to match existing, and thus maintain the appearance of the extension.

IMAGES



Palace Hotel, Buxton (circa 1870-1880)

(before the construction of the restaurant extension)

Frith, Francis (1822-1898)_Victorian and Albert Museum Archive collection



Palace Hotel, Buxton

General View