



THE CHESHIRE CHEESE, BUXTON

Heritage Design & Access Statement

July 2013

Client: Everards Brewery Ltd

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Section 1: Introduction

The Cheshire Cheese Public House fronts on to High Street and is a Grade II listed Building built C1787 and is located within a conservation area.

The property has recently been purchased by Everards Brewery Ltd , Leicester a fifth generation family owned brewery and pub retailing company. In recent years Everards have built up an enviable reputation for purchasing and rejuvenating local community pubs, combining careful and sympathetic works with proven operators to establish successful and sustainable community facilities for the long term.

The company is passionate about its pub estate and the support it gives to its licensees. About 40% of its pubs are either listed or situated in a conservation areas and many examples of careful restoration whilst recognising the need for commercial sustainability can be provided. One such example is the Crown Inn, Beeston, Nottingham – rescued from one of the major pub groups in 2009 and since improved is now a highly successful cask ale pub and Everards have similar expectations for The Cheshire Cheese.

Section 2: Description of Listing

The Cheshire Cheese is Grade II listed of C1787 and first listed in January 1951, given the following description extracted from the English Heritage Listing;

Coaching inn ,now public house. c1787, with C19 and C20 alterations. Dressed stone to front, the right-hand block with mock rusticated ashlar, with ashlar dressings. The rear is of uncoursed rubble with gritstone dressings. Welsh slate roof and stone stacks. EXTERIOR: 2-storey, 6-window street front arranged 1:2:3. Slightly later right section higher with rusticated ashlar facade. Single canted bay window to left with glazing bar sashes and splat balustrade, above 3 glazing sashes in painted ashlar surrounds. Left block, single storey to left with pair of plain sashes in ashlar surrounds, to right a very large 9 window semi-circular bay window topped with splat baluster, beyond to right a projecting glazed porch and to left a single 2/2 sash with painted surround. Above 2 similar sashes. Right return canted with single plank door and similar plain sash above. Rear, 5 window irregular elevation set-back to left. Central doorway with plank door, to left a 3-light window, a C20 casement, a small blocked opening and a plank door. To right a 3-light casement with glazing bars and beyond a plank door and glazing bar window. Above off-centre pair of 6-pane sashes, flanked by 2 similar sashes all with painted lintels. INTERIOR: much altered inserted moulded stone fireplace with decorative spandrels to lower room. Beams exposed to main left-hand range, one with rough chamfering. Pegged tie beams to 1st floor; the central section cut through to form corridor: side purlins also evident. This block has vaulted stone cellaring. SUBSIDIARY FEATURES: ornate iron railing to front with fleur-de-lys and urn topped uprights also square section railing with acorn posts. (Leach John: The Book Of Buxton: Leicester: 1987-).

Section 3: Proposed Development

The premises is currently looking tired and need of an uplift. The proposals are to carryout a refurbishment of the premises, retain as much of the existing features as possible and help the to premises to reach its true potential.

The premises is to be fully decorated internally and externally, new timber screens positioned to create separate cosy drinking areas. A new feature fireplace framed within an existing stud wall.

Externally a new extract duct from the existing catering kitchen to the rear is required to meet current regulations, the existing front entrance porch is to have the glazing reinstated.

The alterations are considered necessary in order that the premises can achieve sustainable ling term success.

Section 4: Assessment Of Impact

Below is a schedule of the areas affected by the alterations.

Section 4.1 Ground Floor (refer to Drawing No. 1542/04)

- | | |
|-------------|---|
| GF01 | New extract duct from existing catering kitchen. A new duct to be formed from the existing opening. The duct will run up the existing wall ro above the roof line. |
| GF02 | Re-glaze the existing front porch screen. The existing porch glazing has been painted internally and boarded over externally. |
| GF03 | New mock chimneybreast and fire surround to lounge area. This will create a much needed feature to this area which can be seen from the bar servery area. The proposals are to fit a flue less gas stove. |
| GF04 | Surround to existing stove. The proposals are to build a tiled hearth for the existing stove and form new surround housing. |
| GF05 | Doorway blocked up to catering kitchen. Blocking up the doorway will enable a much improved kitchen layout thus creating a better food offering. |
| GF06 | Insulation board to the existing store area. The renovation of the store area will meet EHO requirement to accommodate the storage of food in this area. |

Section 5: Statement of Impact

It is considered that the proposals remain sympathetic to the character and appearance of the listed building as described in Policy 22 (BC7) of the High Peak Local Plan Policy.

The main areas of impact are identified as follows:

- GF01 New extract ductwork**
- GF02 Re-glaze porch screen to front entrance**
- GF03 New mock chimneybreast with flue less gas stove**
- GF04 New surround / hearth to existing stove**

Section 6: Justification of Impact

GF01 New kitchen extract duct:

The existing extract fan housed within the existing wall does not comply with current Building Regulations. It is proposed to increase and improve the food offers at the premises installing new catering equipment. The existing hole in the wall will be utilised and a new extract duct fitted to comply with current Building Regulations. The ducting is to be painted black.

GF02 Re-glaze porch screen to front elevation:

The existing glazing is painted / boarded over. Re-glazing the panels will provide more light into the entrance area thus making the entrance more inviting to the customer.

GF03 New mock chimneybreast with flue less gas stove:

This area is currently dull and unattractive, the walls are painted black and is currently used as a dance area. It is intended to form the mock fireplace with timber panelling either side creating comfortable seating area for drinking / dining.

GF04 New surround / hearth to existing stove:

The existing stove stands open on the existing floor. The fire generates a lot of heat and is very hot to touch. A new surround and hearth will help prevent customers touch the stove and also improve the appearance.

It is considered that the alterations do not compromise the buildings character & integrity as a listed building within the conservation area as described in *Local Planning Policy 20 and Section 4 para 4.26*

Section 7: Access

Access to the property remains unaffected by the proposals.

Section 9: Conclusion

It is considered that the proposals are not detrimental to the appearance of the listed building and the setting within the conservation area. The alterations aim to ensure the viability of the existing use, which will sustain the life of this listed building through regular maintenance and occupation.