ESE

PROJECT MANAGEMENT

Mrs L Potter
PM3409 Listed Building Consent to 6 The Square.

Design & Access Statement

The property forms part of a group of historic houses known as The Square which is a Grade II* listed building. Built 1803-06. Architect John White. The properties are dressed sandstone.

No 6 The Square comprises tea rooms to the Ground Floor and Dwelling on first second and attic floor. The Tea Rooms are well supported locally.

In November 2000 Planning permission was given – application 039610 to change of use to the first floor which was used as a restaurant and to integrate this with the residence at second floor and attic level. Listed Building Consent covering the alterations for the above was granted on 16 September 1996 – application 035608.

Approval was also granted HPK/2005/0071 for alterations to the kitchen and terrace.

This application makes no physical change to the property but integrates the property into a single unit comprising:

Tea Rooms to the Ground Floor,
Sitting Room/Music Room and meeting room at first floor level, but retaining the current office area to the rear,
Guest bedrooms with en-suite plus sitting room at first floor level
Guest bedroom with en suite at first floor level.

The Bed rooms will form bed and breakfast accommodation. Administration and breakfasts provided within the existing tearoom and out of hours support provided by the adjacent Old Hall Hotel as an internal service agreement.

Full access is provided at Ground Floor Level, accommodation requiring disabled access will be by reciprocal agreement using accommodation within the Old Hall Hotel.

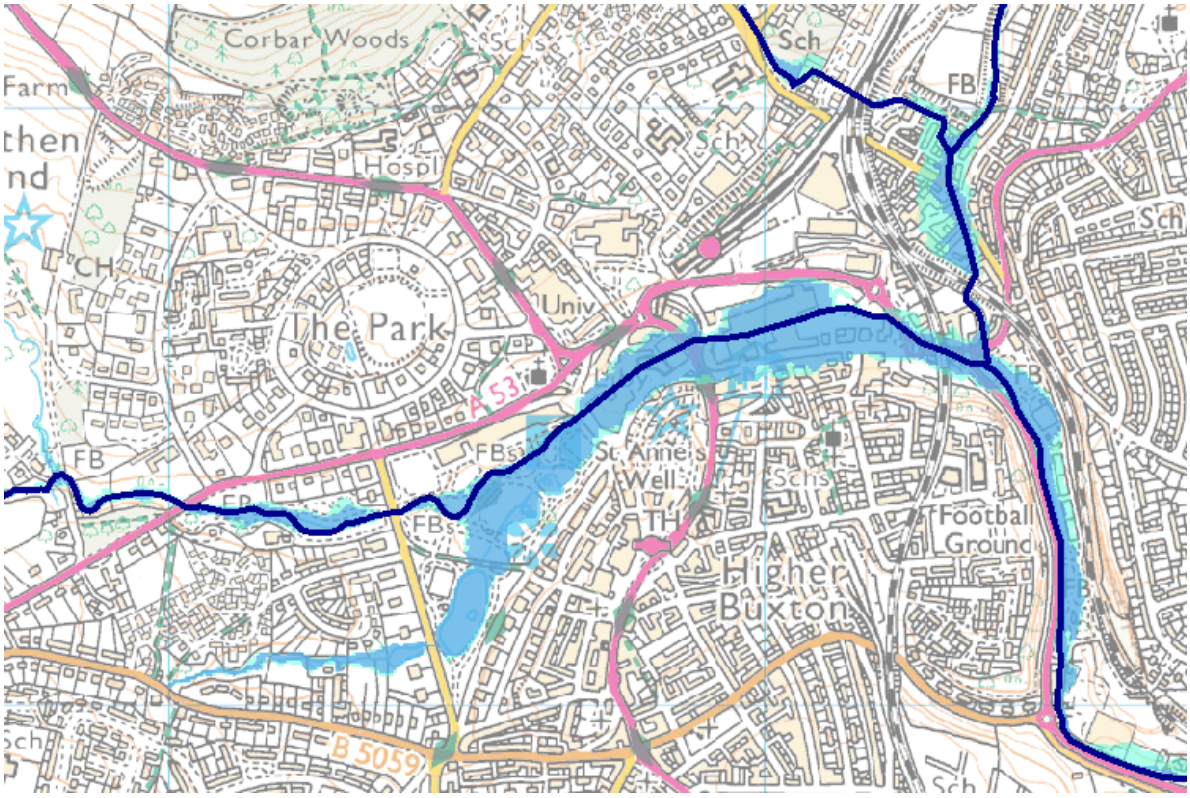
To provide the accommodation as bed and breakfast accommodation supports the need for tourist rooms in Buxton, supports the Opera House and other local events. The use of accommodation for small meetings supports local demand and events within the heart of Buxton.

The proposals have been reviewed for impact of fire regulations with the local fire brigade, and due to the current physical separation of the rooms from the previous use as a restaurant at first floor level, the space meets all legislative requirements.

Flood Risk Assessment.

The property is shown within the flood zone of the River Wye which passes through Pavillion Gardens before being culverted beneath Buxton. The culvert runs beneath No 5 the Square, and clips the corner of the adjacent tea room in No 6.

No floods have been recorded over the past 30 years, and maintenance and inspections of the culvert have been undertaken,



Notwithstanding this the change of use makes no alteration to drainage works or subsequent flood risk. In the event of a local flood high ground is available in either direction from The Square which should afford safe escape.

Roger Smith
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