HPK/2013/0709
HIGH PEAK
30 DEC 2013
BOROUGH COUNCIL

21 DECEMBER 2013

PROPOSED ADDITIONAL HOTEL BEDROOMS AT QUEENS HEAD HOTEL, HIGH STREET, BUXTON.

DESIGN AND ACCESS STATEMENT

The Queens Head Hotel is situated on the west side of High Street in the Buxton town centre. It is on the site of a coaching inn and has been extensively altered and extended. In recent years four hotel bedrooms have been created at the rear of the premises. The rooms are in a building attached to the Queens Head, in a former clubroom and drinks store. Access is from the yard at the rear of the building. Until the 1970s there was a two storey stable and coach house at the rear of the yard, backing onto Torr Street. It was demolished as a result of structural problems.

The hotel guests are a mixture of commercial and tourists. The commercial guests, about 60 percent of the total, consist mainly of contractors working at quarry sites around Buxton. Because the commercial guests are arriving and leaving to a predetermined timetable it is possible to arrange car parking in relation to their timetable. This well-established procedure makes the maximum use of on-site parking.

The proposal is to create six additional bedrooms in the yard at the rear of the Queens Head. These will be in a two storey block built on the site of the demolished stable building. Four of the rooms will be at first floor level with access by a staircase from the yard. Two bedrooms will be at ground floor level. Also at ground level will be an open carport with accommodation for two cars and also giving access to the existing double garage at the rear of the existing building.

The height of the new building will be in line with the demolished building, and slightly lower than the existing bedroom block.

The existing rear building – the former club room and drinks store – has a mixture of materials including uncoursed limestone and grit as well as two colours of brick. The windows have a formal grit head and cill. Part of the building has an informal arrangement of quoins to the corners. The roof covering is blue slate. It is proposed that the extension is built in random limestone with grit quoins, heads and cills. Some of this material will be from the existing boundary wall to Torr Street, which will be demolished.

Access into the ground floor of the building will be level, from the yard, which is itself substantially level. Internal arrangements will be in accordance with Part M of the Building Regulations. This will result in two rooms that have wheelchair access.

21 December 2013
28 December 2013 - amended