



**SPRINGS CAFÉ, BUXTON**

**Design, Access & Heritage Statement**

**August 2014**

**Client: Frederic Robinson**

**Revision A - Additional information provided to  
Sections 3, 4, 5 & 6 - 06.10.14**

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## **Section 1: Introduction**

The Grade II listed Grove Hotel, built in 1626, fronts on to Grove Parade in the heart of Buxton.

The ground floor of the building – owned by Frederic Robinsons, the Stockport –based family brewery established in 1848 - is partially occupied by the popular Springs Café.

## Section 2: Description of Listing and Heritage

The Grove Hotel is a Grade II listed building of late C18 construction, first listed in 1970.

The building has a prominent location on the corner of Terrace Road and Grove Parade, a position accentuated by the open area to the west where The Slopes meets The Crescent.

The scale of the building compliments that of its neighbours whilst the building itself is an important heritage feature of Terrace Road and the Buxton Central Conservation Area.

The following description is extracted from English Heritage's listings.

*Formerly known as: Grove Coffee House TERRACE ROAD. Includes: Nos.1, 3 AND 5 Grove Hotel and Grove Parade SPRING GARDENS. Hotel with shops. c1770 and late C18 with canopy and shop fronts of 1883 possibly by Joseph Whalley (landlord). Dressed gritstone with painted stucco and painted ashlar dressings plus Welsh slate roofs and grouped stone stacks.*

*EXTERIOR: 4 storeys. First- and second-floor sill bands. 9-window range with canted corner to right and 3-storey plus attic, 3-window range to Spring Gardens.*

*Ground floor has ornate cast-iron canopy with columns supporting ornate openwork panels and glazed lean-to roof, central section to Terrace Road has segmental arch on paired columns inscribed GROVE HOTEL with ornate iron wreath, central section to Spring Gardens has smaller segmental arch on paired columns inscribed BAR with ornate iron wreath. This canopy extends north across No.5 Grove Parade. Central hotel entrance has painted ashlar surround with pilasters and paired brackets supporting segmental pediment and double panel doors. Either side shops with recessed doorways, some retaining late C19 shop fronts.*

*4-storey range to Terrace Road has 9 windows partly hidden by canopy, 9 sashes above and 9 smaller sashes above again. 3-storey range to Spring Gardens has 3 windows partly hidden by canopy, 3 sashes above and 3 dormers above again, central flat roofed dormer with 3-light cross casement flanked by single gabled dormers with plain sashes.*

*Rear much altered C19 and C20. Additions include semi-circular bay windows.*

*INTERIOR: bar has encased chamfered beams.*

### **Section 3: Proposed Development**

The proposals are to utilise the little-used rear yard by forming a small single storey extension, providing a larger and more comfortable lounge area for the café's patrons.

The client aims to retain the original features of the premises wherever possible and sympathetically add to the building, ultimately enhancing the café's reputation as a meeting point for a diverse clientele.

The proposed alterations required to achieve the improvement of the Springs Cafe are:

The formation of a single storey, flat roof extension between the existing toilet block and the original ground floor of the hotel. The exposed façade of this extension will consist of a glazed timber screen and doors.

1no window opening in the existing toilet block is to be modified to form a new internal doorway.

2no external openings in the existing rear elevation are to be modified to form new clear internal openings.

2no openings are to be formed in the existing walls in order to open out the existing and new lounges into a more open space.

In addition to the above a number of minor internal alterations will be made in order to relocate the ladies' and gents' toilets, open out the existing lounge into the newly formed rear lounge and form a new bedroom, store and office in the existing disused meeting room.

The above changes will help safeguard the long-term future of this historical building and will generate new employment opportunities in the town.

#### **Section 4: Assessment Of Impact**

Below is a schedule of the areas affected by the alterations. Refer to Drawing Nos. 1572/01, 03 & 04.

- A** New single storey extension to be formed with a felt flat roof and glazed timber screen & doors painted white to match those in the existing rear elevation. Internal walls to be finished with plasterboard & skim.
- B.** 6no structural openings are proposed in all:
  - B1.** 2no are to be in the existing external walls, to provide access into the new extension.
  - B2.** 2no openings are to be formed in the existing walls approximately 300mm wide x 1500mm high, with a cill height of no more than 900mm above finished floor level.
  - B3.** 2no door openings are also to be formed in the internal masonry to allow access to the newly formed store and office.
- C.** 5no existing openings are to be modified:
  - C1.** 2no windows are to be replaced with new painted timber units in styles to match existing.
  - C2.** 1no full height glazed timber screen is to be removed to allow access through the existing opening into the extension.
  - C3.** 1no existing toilet block window opening is to be modified to form a new internal doorway.
  - C4.** 1no existing external door is to be removed and the opening modified to allow access to the new extension.
- D.** Existing partitions to be removed:
  - D1.** Stud wall dividing meeting room to be removed.
  - D2.** Existing meeting room door and stud wall to be removed to accommodate new layout.
  - D3.** Existing ladies' toilet partitions to be removed to form new rear lounge.
- E.** New internal stud partitions are to be built to form a new bedroom, store, office and gents' toilet cubicle. Further studwork is to be built to block up 4no existing door and window openings:
  - E1.** Stud partitions built to form new bedroom, store and office.
  - E2.** Stud partition built to form new gents' toilet cubicle.
  - E3.** Existing door opening to meeting room to be infilled with studwork and plasterboard, studwork to be recessed within reveals in order to express original opening.
  - E4.** Doorway between BOH Corridor and meeting room to be infilled with studwork and plasterboard.
  - E5.** Existing toilet window to be infilled with studwork and plasterboard.

E6. Stud partition to be built to close up existing internal opening.

## **Section 5: Statement of Impact**

The works proposed will have a minor impact on the external fabric of the building. The alterations remain sympathetic to the character & appearance of the listed building.

The main areas of work involving structure as mentioned in Section 4 are as follows:

- A. **Single storey extension.**
- B. **6no new structural openings.**
- C. **5no existing openings modified.**
- D. **Removal of internal partitions.**
- E. **New internal stud partitions to form new rooms and build up existing openings.**

## **Section 6: Statement of Justification**

The justification for the work detailed above is as follows:

- A. **Single storey extension:** Currently the rear yard is an underused space. The proposed extension aims to utilise some of this redundant space to the benefit of the café and its customers, whilst still allowing access to the yard from the first floor fire escape and rear gates.
- B. **6no new structural openings:** The removal of the 2no. walls will allow for the relocation of the ladies' and gents' toilets, which will in turn allow for the formation of a rear lounge. In addition to the 2no internal openings to be formed in the existing walls these measures will ensure that the café's clientele enjoy a lighter and more spacious environment. The walls referred to in items B1 and B2 are believed to be sections of the original building fabric, the external sections of which have since been concealed by painted render. Our proposals aim to retain piers where necessary in order to express the original positions of these walls. In addition to these openings 2no doorways will be formed to provide access to the new office and store.
- C. **5no existing openings modified:** 2no existing rear windows are to be replaced with new, matching the existing styles and materials in order to retain the existing building's aesthetic. 2no existing external openings are to be modified to allow access internally to the new extension, whilst creating a spacious area with ease of circulation.

1no existing window opening is to be modified to form a doorway to provide access to the new ladies' toilet.

- D. Removal of internal partitions:** The internal partitions in the existing meeting room are to be removed to allow better use of the currently redundant space as a bedroom, office and store. Some internal partitions will also be removed from the existing ladies' toilets to allow for the formation of the rear lounge.
- E. New internal stud partitions to form new rooms and build up existing openings:** New stud walls are to be built to form 3no rooms within the existing meeting room. This currently underused space will benefit from being transformed into a bedroom, store and office. 4no existing openings will be built up in studwork in order to accommodate both the new layout in this area and the new extension. Studwork to existing doorways is to be recessed in order to reflect the original position of the doorways. Any historical joinery details - such as doors or architraves - that survive are to be retained.

## **Section 7: Access**

The main access to the site and public entrances will remain the same. The existing fire exit door to the rear yard will be replaced by a fire exit door within the new extension, alongside a bi-folding door that will make it possible to open the lounge up to the yard. All other areas of the hotel will remain unaffected by any of the proposals.



## Section 8: Photographs

*Photograph 1*





*Photograph 2*





*Photograph 3*





*Photograph 4*



*Photograph 5*





*Photograph 6*



*Photograph 7*





*Photograph 8*

