

Design & Access Statement

TO ACCOMPANY

APPLICATION FOR
PLANNING CONSENT

FOR

THE WYE BRIDGE HOUSE -
PROPOSED CHANGE OF USE OF FIRST FLOOR FROM
STORAGE AREA AND STAFF ROOMS TO HOTEL
ROOMS
AT

FAIRFIELD ROAD
BUXTON
SK 17 7DJ

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The Existing Building

Introduction

This design and access statement has been prepared on behalf of JD Wetherspoon Plc in support of the application for planning approval at The Wye Bridge House, Fairfield Road, Buxton SK17 7DJ.

The statement assesses and evaluates the site and its context, to record the local character and circumstances.

It provides a description of proposals and explains the principles and concepts that have informed the design development to date. It explains how inclusive design principles are incorporated into the development to allow everyone to be able to conveniently use the places created.

The statement is submitted in accordance with the requirements set out by The UK Government’s Planning Portal which sets out the principles for Design Access Statements. This statement will:

- Set out the design principles on which development is based in particular the proposed layout, landscape, scale and mix, details, materials and maintenance, and illustrate the design solution.
- Show how the development will achieve the qualities needed to create a distinctive, safer and pleasant, easy to get to and move around in, welcoming, adaptable and resource efficient.

Background

1.1 Name of the scheme:
The Wye Bridge House
Fairfield Road
Buxton
Derbyshire
SK17 7DJ

1.2 Applicant:
JD Wetherspoon PLC
Wetherspoon House
Central Park
Reeds Crescent
Watford, Herts
WD1 1QH

1.3 Architect/Agent:
Harrison Ince Architects
2 Jordan Street
Knott Mill
Manchester
M15 4PY

Statement of Intent

JD Wetherspoon offer a friendly service that is responsive to the needs of customers and as a result JD Wetherspoon wishes to expand their business into Buxton by renovating the vacant upper floor of this iconic building. The result of this renovation will provide a much needed response that will meet the needs of their potential customers.

JD Wetherspoon intends to fully comply with current regulations and good practice. JD Wetherspoon wish to make the new refurbished premises as accessible as possible in all areas, in line with local planning policy and the obligations imposed on JD Wetherspoon as service providers under the Disability Discrimination Act 1995. In this instance, although the stairs will be suitable for ambulant disabled users, it has not been possible to accomodate a full disabled lift.

In terms of JD Wetherspoon’s ongoing management obligations under the DDA, the company intend to undertake regular staff training in order to ensure a continued accessible service.

Submission Date: 06.05.2015



Existing Building

Assessment

Buxton

Buxton is a spa town in Derbyshire, England located just outside the boundaries of the Peak District National Park. It is the most important town for most of the Western and Central Peak.

Local History

Although the origins of the town's name are uncertain, the discovery of coins indicated that the Romans were in Buxton throughout their occupation. In the late 18th century, under the rule of the Dukes of Devonshire, the town grew in importance. During this time the Duke of Devonshire developed the town's architectural centrepiece – The Georgian Crescent. Later, the Victorians were drawn to the reputed healing properties of the town's geothermal springs. These springs, are piped to St Ann's well near the town's centre and have contributed towards Buxton's reputation as a historical spa town. Buxton and its famous springs, have been popular with many notable historic figures including the Wedgwood Family, whom regularly holidayed there. The wider area has also featured in the poetry of W.H.Auden and the novels of Jane Austen and Emily Bronte.

In 1863, the arrival of the railway stimulated the towns growth from a population of 1800 in 1861 to over 6000 people in 1881.

Buxton is currently one of the most popular tourist destinations in the Peak District, known for its springs, Georgian architecture and proximity to various walking and hiking trails in the Peak District. In 2013, the Academy of Urbanism named Buxton as one of the three most attractive towns in Britain.

Physical Context

Buxton is situated in a natural bowl on the boundary between the gritstone and limestone areas. The River Wye has had to carve a gorge through the limestone to find an exit to the South East. At 300m above sea level the town is the highest town of its size in England. Buxton is currently serviced by the Buxton Railway Station, which directly connects it to the nearby cities of Stockport and Manchester. Some of the main roads leading into Buxton include the A5004 and the A6 highways.



Buxton within the Derbyshire Peak District



Buxton central shopping precinct



Buxton Crescent

Site Details

The Wye Bridge House is located on Fairfield Road. The building fronts onto Ashwood Dale and the Ashward Park Putting Green and there are a row of private terrace houses to the North West of the property.

The building is 2 storeys in height. The main entrance is on the Western elevation, with alternative entry doors also on the Northerly elevation facing Fairfield Road.

There are limited car parking spaces within the site plan, however there is a local bus service which stops in various places along Fairfield Road.

Economic Context

The building is currently functioning as The Wye Bridge JD Wetherspoons pub and restaurant. Our client is proposing to renovate the building's first floor into luxury hotel rooms. It is likely that the first floor was once used as hotel rooms, however this space currently includes a mixture of storage and ancillary staff rooms to support the existing public house on the ground floor.

This renovation and the new hotel facility is anticipated to generate additional jobs within the community.

Involvement

The proposed works will not in any way adversely impact upon the neighbouring properties or local environment. Therefore it has not been considered necessary to enter into any discussions or formal consultation.

Evaluation

The proposed intention of the works is to ensure the future of the building and its attractiveness. The client wants to spend approximately £750,000.00 to renovate the currently undeveloped areas in the building. In its current state the undeveloped areas are unused and adversely contributing towards the buildings longevity.

Escapes

The main access to the building is off Fairfield Road with deliveries to the South-East of the property. There are a minimum of 6 emergency exits, 2 on the upper floor and 4+ on the ground floor. Access to the upper floors are via a central internal

staircases and there is also 1 external fire stair to the upper floor.



View from Ashwood Dale



View from Fairfield Road



Main Entrance and external seating area

Existing Photos of First Floor



Design

Use

The premises are subject to a change of use approval which states that the predominant use will be for a hotel on the first floor. This aspect of the development is currently underdeveloped and in a dilapidated state which makes the perfect opportunity for a hotel in conjunction with the already functioning public house.

This will ensure the continued use and sustainability of the existing building. Planning consent is being sought to make internal alterations. There will be no alterations to the exterior of the building.

Amount

The proposal uses undeveloped existing floor space. As previously mentioned, it is thought that the proposed space was once used as hotel rooms. The space is currently used for a mixture of storage, and ancillary staff rooms to support the existing public house on the ground floor.

The proposed development will have various sized boutique hotel rooms, each with an adjoining ensuite.

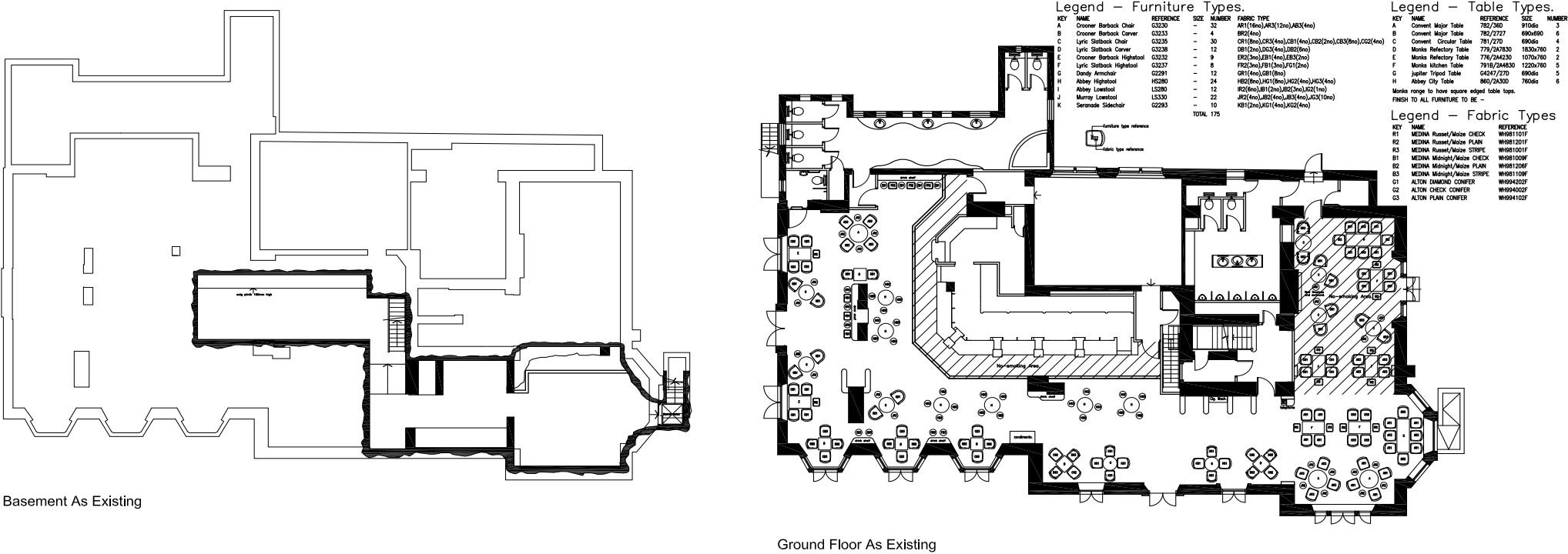
The proposed work will not make an impact on the surrounding area or other buildings.

Schedule of Accommodation

Renovation of existing First Floor 388sqm

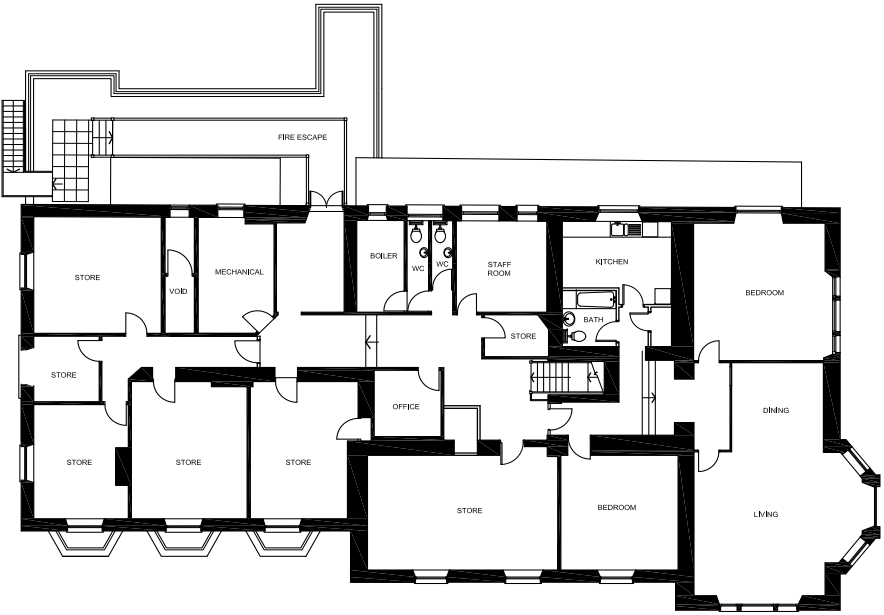
Scale

There is no alteration to the scale of the building.



Basement As Existing

Ground Floor As Existing



First Floor As Existing

Design

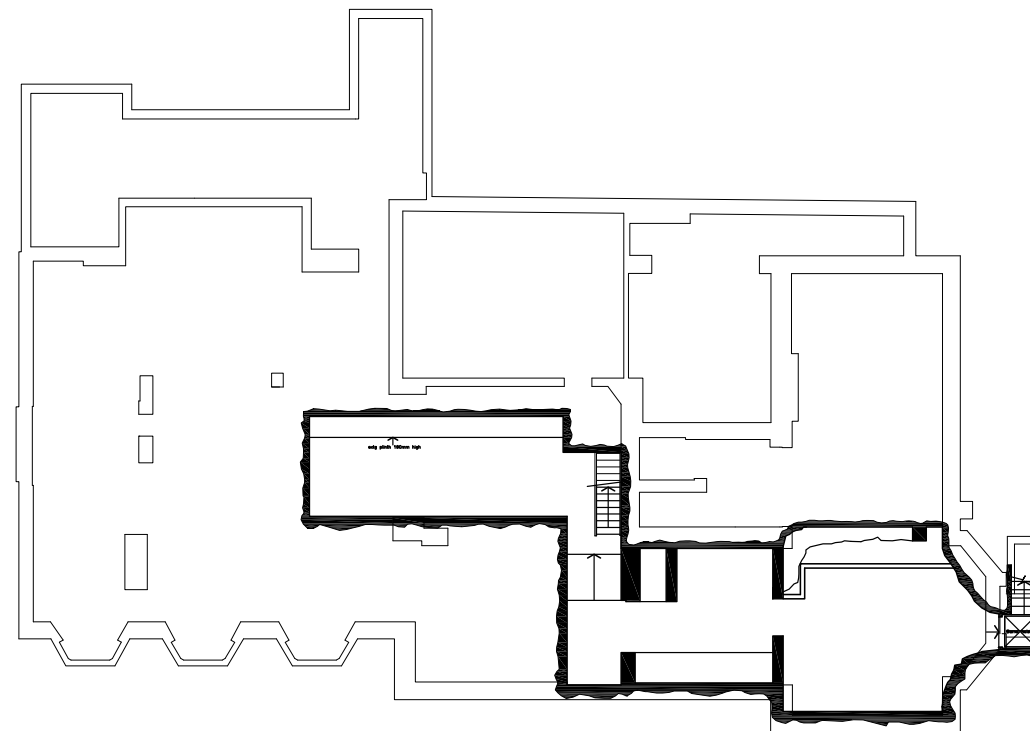
Proposed Layout

The proposed building's overall usage and aesthetics will change from an undeveloped, unused space to a luxury hotel. The internal works will be to a very high specification 'fit out' costing approximately £750,000.00. This will bring the existing spaces back into a very usable space capable of meeting our clients needs.

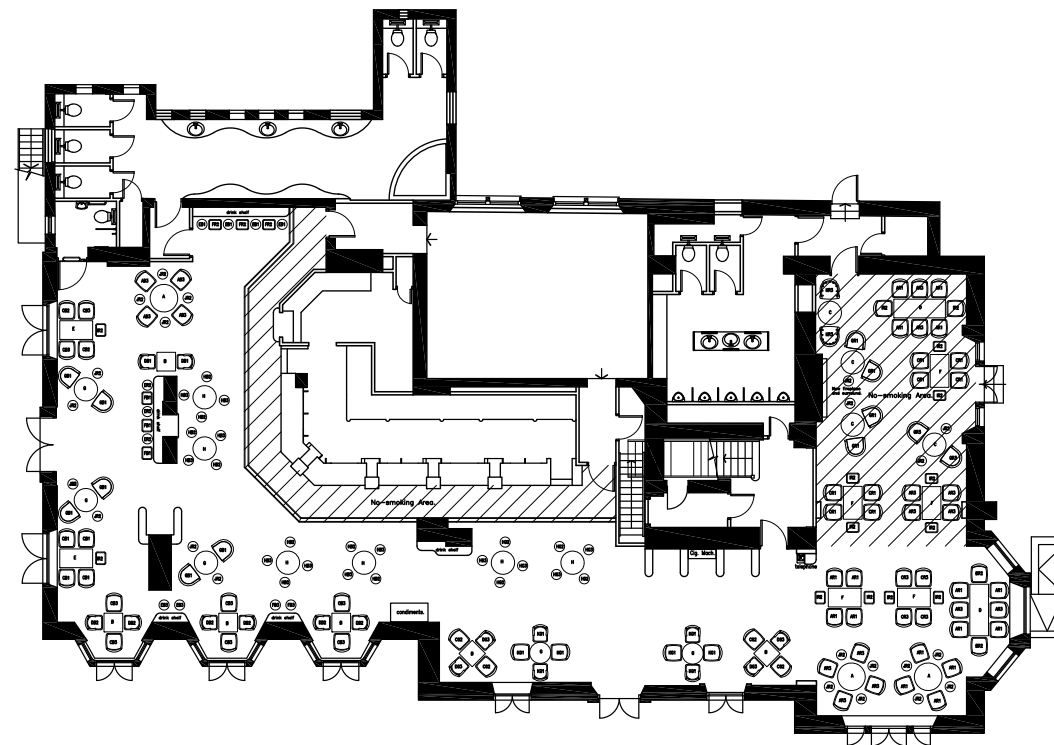
Other works will include repairs, improvements of the existing features which will comply with current Building Standards. Any external repair works will match the existing materials, thereby retaining the buildings character.

Internally, our client aims to provide a luxury comfortable and welcoming environment through careful design and the use of fixtures and fittings. Materials are thoughtfully selected to reflect the surrounding structure and overall design of the building. Where possible, locally sourced materials will be used. Luxury, comfortable, efficient facilities will be provided and complimented by customer area 'wow' factors.

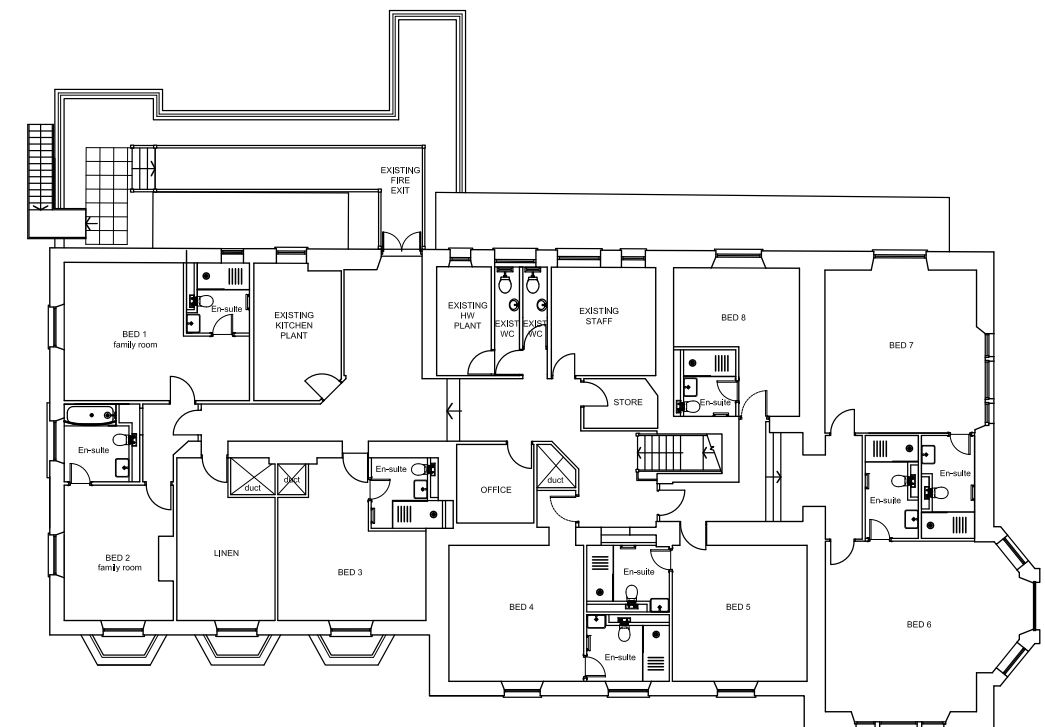
Through the use of sympathetic design and the latest technology, our clients strive to provide the customer with a satisfying and memorable visit to their premises and the wider Buxton area.



Basement to remain as existing



Ground Floor to remain as existing



First Floor As Proposed

Access

Public Transport:

The site is located within reasonable walking distance of a number of regular bus services that connect to a range of locations within Buxton. The site is also in reasonable walking distance to Buxton Train Station. Consequently, it is considered that the site is well served by bus and train, therefore there is the potential for a number of employees of the proposed development to travel by various modes of public transport.

Pedestrian Approach

Well maintained and well lit footways are provided in the vicinity of the site and along Fairfield Road.

Approach/Entrance

Primary access is via Fairfield Road.

Pedestrian Approach

All pedestrian accesses will be retained as existing and all entrances will have flooring of slip resistant materials and be kept free from tripping hazards at all times.

Routes to Entrances

All routes will be signposted with signs meeting the recommendations in the Sign Design Guide. The main entrances will be highlighted using colour and luminance contrast and appropriate level of lighting.

Additional Entrances

The fire exit doors will be glazed hardwood units where necessary and provide a high quality finish. They will be fitted with appropriate escape ironmongery with 'push down to open' signs.

Horizontal and Vertical Circulation

The design and selection of materials for finishes will follow, and in many places exceed, the latest best practice guidance. This includes, but is not limited to, widths of corridors and doors, manoeuvring spaces, surface finishes to walls, floors and ceilings, colour and luminance contrast, lighting and the usability of features such as, for example, control panels and switches.

As per the included plans, the main facilities are spread over the existing three levels. The basement and ground floor level will remain as their existing use as a JD Wetherspoon public house. The proposed first floor will be renovated to include 8 luxury hotel rooms, with attached ensembles, as well as retaining and improving the existing ancillary public house facilities. The renovation of the first floor will ensure clear routes are maintained to all exits.



Fairfield Road directly outside The Wye Bridge Hotel, with nearby bus stops located further up the road.

Mission Statement

Safety and Security

JD Wetherspoon is a member of the National PubWatch organisation and a senior representative of J D Wetherspoon sits on the National PubWatch committee. They are one of the few pub companies that are involved in this organisation at a national level. National PubWatch is an entirely voluntary organisation that is set up to support local PubWatch schemes and encourages the creation of new schemes.

The National Pub Watch organisation has the key aims of achieving a safe, secure and responsible social drinking environment in all licensed premises throughout the United Kingdom and helping to reduce alcohol-related crime.

The Pub Managers are expected to take an active role in their local PubWatch scheme. Wetherspoon will support the establishment of a local PubWatch where one is not already in existence. The type of support they can provide includes providing expertise on how to set up a local PubWatch scheme and/or PubWatch online, offering there premises as venues in which PubWatch meetings can be held and chairing those meetings.

Wetherspoon always support initiatives introduced by local PubWatch schemes to reduce crime and disorder in town centres. For example, many of there premises operate the 'Banned from One - Banned from All' initiative and subscribe to the RadioLink scheme which provides radio contact with other licensed operators and with the town centre CCTV operators.

Wetherspoon provide national support for the Best Bar None Award scheme. The UK-wide scheme, which is backed by the Home Office, was piloted in Manchester in 2003 and has since been adopted by over thirty other towns and cities with great success. Best Bar None aims to promote the responsible management and operation of alcohol-licensed premises with the ultimate intention of offering and maintaining a safer, more welcoming, attractive and lively drinking experience. The scheme encourages local operators to act responsibly and take pride in their premises and surroundings and, in so doing, put something back into the town and their local community. Wetherspoon pubs have won

numerous awards throughout the UK in the Best Bar None Awards scheme.

Sustainability and Energy Efficiency

It is recognised that this building should be part of the process for developing successful, safe and inclusive communities. The design aims to create an attractive, functional, durable and adaptable place to live, work and enjoy.

To make good use of available land, the scheme is designed to maximise the potential of the site in compliance with Government and local guidance and aspirations.

The proposal aims to promote the durability and longevity of the building, one which will be cherished and which people will wish to sustain. Considering the unused, and delapidated state of the existing first floor, the proposed design introduces an appropriate use for the site and its context.

The proposal continues, and enhances, the desirability of the building and will provide a comfortable environment for all. The layouts are carefully planned to function well with the existing internal space. The layouts are simple, with clear circulation patterns, relationships of internal spaces and effective services. Flexible spaces support the efficient use of resources.

The building will remain visually balanced within its context and does not distract from the overall character of the area. The use of quality and durable materials during construction, will aim to reduce energy consumption and maximise the use of resources. The design will retain the building envelope, whilst creating additional accommodation. To minimise external light pollution, appropriate light fittings will be chosen.

The new building elements are designed to be long-life, low maintenance and energy efficient. Local, low energy renewable or recyclable materials will be used where practical and possible. Provision has been made in the design for recycling the commercial refuse.

Maintenance

JD Wetherspoon ensures high standards when opening a new pub or hotel. These standards are maintained through constant supervision and monitoring using a system of mystery visits to the premises to assess 'Cleanliness, Quality, Service, Maintenance and Atmosphere' (CQSMA).

All operational head office employees and all senior head office employees including Directors are required to undertake between 15 and 60 'mystery visits' to Wetherspoon pubs and hotels every month. They are required to assess the premises in a number of areas varying from the cleanliness of the toilets to the friendliness of the staff.

In addition, every single premises is visited and assessed by an independent third-party company on at least two occasions every month.

Every pub must receive at least five CQSMA visits each month but most will receive as many as 8-10 visits and every pub receives a minimum of 60 CQSMA visits per annum to assess quality and standards. Any pub which is assessed as being below standard in any way is highlighted and revisited the following week.

The CQSMA results assist in maintaining high standards but also allow pubs experiencing difficulties to be identified so that improvements can be made.

Planning Statement

The planning system seeks to ensure that the location, type and design of development and changes to our environment meet the following aims:

- social progress which recognizes the needs of everyone;
- effective protection of the environment;
- the prudent use of natural resources; and
- the maintenance of high and stable levels of economic growth and employment.

Fulfilling these aims will result in what is termed 'sustainable development'. In the government's publication 'Securing the Future' (2005), the goal of

sustainable development is defined as - to enable all people to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life for future generations.

We consider that the proposal would reflect the following points from the High Plan Local Peak Policies.

GD4 - Character, Form & Design

As there will be no external works to the existing building, the scale, siting, layout, density, form, height, proportions, design, colour and materials will remain sympathetic to the character of the area. There will therefore, be no undue detrimental effect on the visual qualities of the locality or the wider landscape

GD5 - Amenity

The proposal does not include any external works and hence does not create unacceptable loss of, nor suffer from unacceptable levels of, privacy or general amenity.

Policy 27 - TC1 Town Centres

The application includes new hotel facilities within an existing building. The nature of this development is favourable for planning as, in line with Policy 27, it will help to sustain and develop the vitality and viability of the centre/Buxton. It does this by providing boutique accommodation to attract further visitors to the town.

Policy 39 - TC15 – Regeneration Areas in Buxton

The location of the existing building is in close proximity to central Buxton. This area is identified as a significant regeneration area and thus the renovation and subsequent re-use of this building will provide additional tourist accommodation in line with the intention of this policy.

Conclusion

This proposal presents an opportunity to bring a viable, sustainable use to the underdeveloped space within this building. The contribution this site makes to the quality of the area can therefore be considerably enhanced by this redevelopment. It is able to address a range of townscape and urban design issues. Indeed, this proposal not only creates new commercial accommodation that is suitable for businessmen and tourists, but it also helps to preserve an existing building that is significant to both Buxton's built fabric and expanding economy.

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