

HPK/2015/0570
PALACE HOTEL, BUXTON

DESCRIPTION:

The Palace Hotel is grade II listed and falls within the Buxton Central Conservation Area. The building is dated 1868 with some later 20th century alterations and additions. The building was designed by Henry Currey and it occupies a prominent position within the town centre.

The hotel has currently changed hands and the new owner has embarked upon a series of works to increase the total number of bedrooms. The Council has recently approved a scheme to create an additional 35 bedrooms from previous staff quarters (HPK/2015/0390) and has further applications submitted to increase this number including alterations to the existing kitchen and bar provision.

PROPOSALS:

This application seeks approval for the conversion of storage and office space into 18 ensuite bedrooms. The works are primarily internal and the only external alterations are the insertion of 3 additional windows in a modern flat roof extension towards the rear of the building.

In summary the works consist of the following:

1. Insertion of 3 sash windows in former external wall to bottle room storage.
2. Conversion of ground floor storage areas into 10 ensuite bedrooms.
3. Conversion of two very small adjacent rooms into one ensuite bedroom on first, second and third floors.
4. Conversion of Corbar Room and office opposite into two ensuite bedrooms (first floor only)
5. Conversion of offices to bedrooms on mezzanine level and creation of an additional 3 bedrooms in the mezzanine store area.

COMMENTS:

1. No objection - new windows to match existing sash windows in painted timber with stone heads and cills.
2. No objections - mostly modern stud partitions. Main structural elements kept intact.
3. No objections - the existing rooms are incredibly slim and it's a wonder how they ever provided adequate bedroom space. These proposals require the removal of a section of wall but its removal is necessary to provide any useable space.
4. No objections but need details of how the existing window will be obscured to provide bathroom area.

5. No objections to bedrooms in store area (all modern boarding/partitions). In lounge 8 there is an existing Georgian door and architrave that needs to be retained and blocked internally.
6. All refurbishment of existing windows must be on a like for like basis and any new windows must match existing and be single glazed.
7. All original/historic skirting boards must be retained and new made to match.
8. There is a number of original/historic doors/architrave that also need to be retained throughout this part of the hotel. It was noted on site that some of the historic doors have been boarded and are likely to survive underneath and should be revealed and refurbished.
9. There is a fire resistant structure proposed. I am not sure what this is or what impact this might have on original skirting's/ architrave details etc.

Joanne Brooks
Design and Conservation
20 November 2015