

HPK/2015/0587
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 basement storage, office space storage and first and second floor linen block into 13 ensuite bedrooms with bathrooms.

In summary the works consist of the following:

1. Conversion of the basement storage, linen and office facilities into bedrooms with ensuite provisions.
2. Conversion of linen block into ensuite accommodation.

COMMENTS:

1. No objections in principle to the proposed conversion. The majority of the internal walls are modern stud partition. Where doors are being blocked up a recess should be retained to show former opening. Agreed the relocation of doorway to bedroom 5 to accommodate existing services. Walls will be dry lined. The current walls are painted stone and the dry lining will be installed so that the original wall is retained in situ and not damaged.
2. The existing ground floor plans for the linen block don't seem to show any existing layouts. The layout is as proposed.
3. No objections in principle to conversion of upper floors of linen block. Proposed alterations affect latter additions.
4. All refurbishment of existing windows must be on a like for like basis and any new windows must match existing and be single glazed.
5. All original/historic skirting boards must be retained and new made to match.
6. 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.

7. 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
27 November 2015