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Heritage Statement

Heritage Statement to accompany a Planning Application at Britannia Palace Hotel, Palace Road, Buxton, Derbyshire, SK17 6AG (ref HPK/2016/0053 & HPK/2016/0052)

Ref: Heritage Statement 2014 on behalf of ParkingEye Ltd Britannia Palace Hotel, Palace Road, Buxton, Derbyshire, SK17 6AG

Wednesday, 10 February 2016

PROPOSAL: INSTALLATION OF CAR PARK MANAGEMENT SYSTEM WHICH INCLUDES THE INSTALLATION OF AUTOMATIC NUMBER PLATE RECOGNITION CAMERAS AND ASSOCIATED SITE SIGNAGE.

LOCATION: Britannia Palace Hotel, Palace Road, Buxton, Derbyshire, SK17 6AG.

Heritage Statement to accompany a Planning Application at Britannia Palace Hotel, Palace Road, Buxton, Derbyshire, SK17 6AG

Applicant Registered Office Address:

ParkingEye Ltd
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Review and Acceptance by: Charlotte Richardson
On behalf of ParkingEye Ltd

Job Title: Key Account Manager

Date: Wednesday, 10 February 2016

Rev.	Date.	By.	Description of Modification

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1. Introduction

This supporting heritage statement has been produced to support a planning application for the installation of a car park management system and associated signage within the car park of the grade II listed Britannia Palace Hotel, Palace Road, Buxton, Derbyshire, SK17 6AG.

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development affecting listed building to pay special regard to the desirability of preserving the building or its setting. The National Planning Policy Framework (NPPF) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance

To comply with these requirements, this document provides a brief assessment of the significance of the grade II listed Britannia Palace Hotel, proportionate to both the importance of the asset and the likely impacts. This assessment is undertaken on the basis of published information, Archival research and on-site visual survey. It culminates in an assessment of the impact of the Proposed Development on the significance of the listed building, in light of the statutory duties and national and local policy.



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2. Assessment of Significance

The 122 room hotel was designed by Henry Currey in 1857 and was constructed in 1868. The hotel was originally built to accommodate the growing volume of visitors arriving in Buxton via the railway that was built a few years later.

The hotel is set on 5 acres of landscaped gardens and is a grand Victorian Country House.

The building is built from:

Coursed dressed millstone grit with ashlar dressings and Welsh slate Mansard roofs with ornate iron ridge railings.

STYLE: French chateau.

EXTERIOR: 3 storeys plus attic and basement. Moulded plinth, ground floor impost band, moulded first floor cornice band and moulded second-floor band. Deeply moulded eaves cornice with brackets and iron railed parapet. Main symmetrical 17-window front arranged 2:4:1:3:1:4:2 with projecting 5 window centre and 2 window pavilions. Central projecting porch with triple round arches supported on painted cast-iron columns with double doors and 3 round headed windows with margin glazing. Above 3 cross casements with pilaster surrounds and bracketed hoods forming balconies with iron railings to the 3 round headed windows above, also with flat hoods. Attic has open pediment and tripartite window with round headed centre. Single bays set back to each side have round headed doorways and then similar fenestration. Set back 4 window side wings have slightly projecting ground floors topped with similar balustrade and fenestration to centre block, with pedimented dormer windows to attic. 2 window slightly projecting outer pavilions have similar fenestration with rusticated pilaster strips at the corners. Central section and side pavilions are linked by low stone walls and ornate iron railings. Left return originally of 4 bays, now of 7 bays with right angled wing and similar articulation.

INTERIOR: retains large entrance hall with stairs to rear, both with ornate plasterwork and marble pillars.

Source: <http://www.historicengland.org.uk/listing/the-list/list-entry/1258009>



Grade: II

Date Listed: 18 Oct 1994

English Heritage Building ID: 125800

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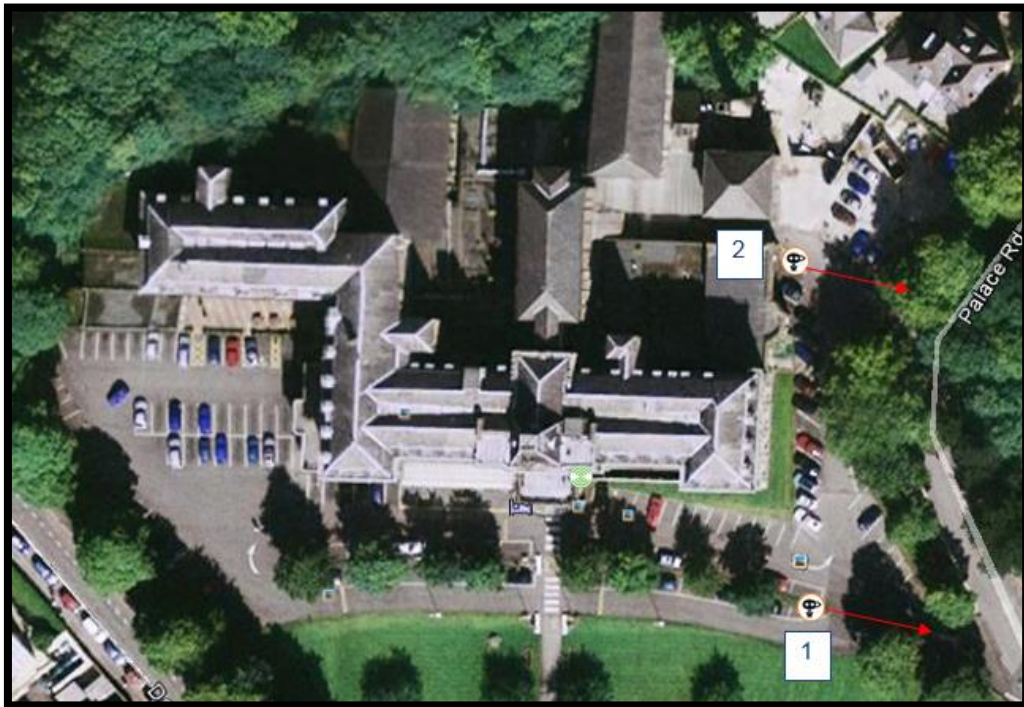
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3. Overview of Proposals and Planning Context

The proposed development involves the installation of an ANPR car park management system along with associated signage to prevent misuse of the car park. ANPR cameras are to be installed on new columns which will monitor the entrance and exit points of the car park and the associated signage is to be mounted on new & existing poles / lighting columns detailing the terms and conditions of using the car park.



KEY

- | | |
|---|---|
|  ANPR Camera |  Wireless Subscriber |
|  External Cabinet location |  Main Wireless Base Station |
|  Single sign on existing double poles |  Payment Machine |
|  Single sign on existing pole |  Suggested new pole for sign |
|  Double sign on existing pole |  Wall mounted sign |
|  Existing lighting column suitable for signage |  ADSL Location |

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Car Park Signage Layout Plan



Key for Installation Locations

Icon	Definition
	Sign to be installed on existing pole
	Sign to be installed on new pole
	Sign to be installed on a wall
	Sign to be installed on existing double poles
	Sign to be installed on new double poles

Entrance & Exit



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4. Assessment of Impact

There is currently a barrier system on site managing the car park. This type of system is open to misuse due to the barrier system failing. This means that spaces are not always available for people using the hotel and therefore the amenities that this building provides.

Location 1



Location 2



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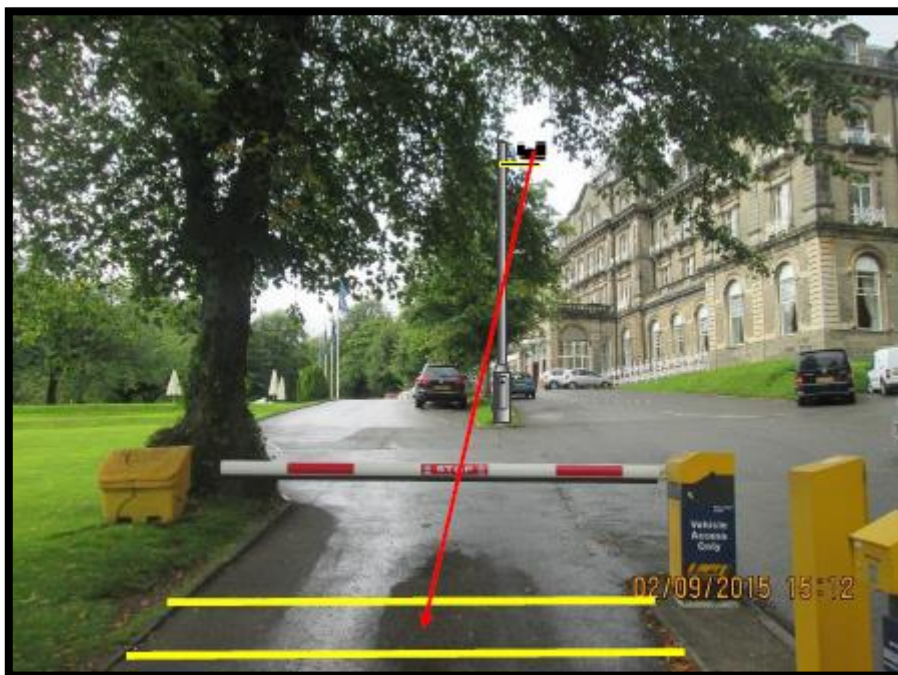
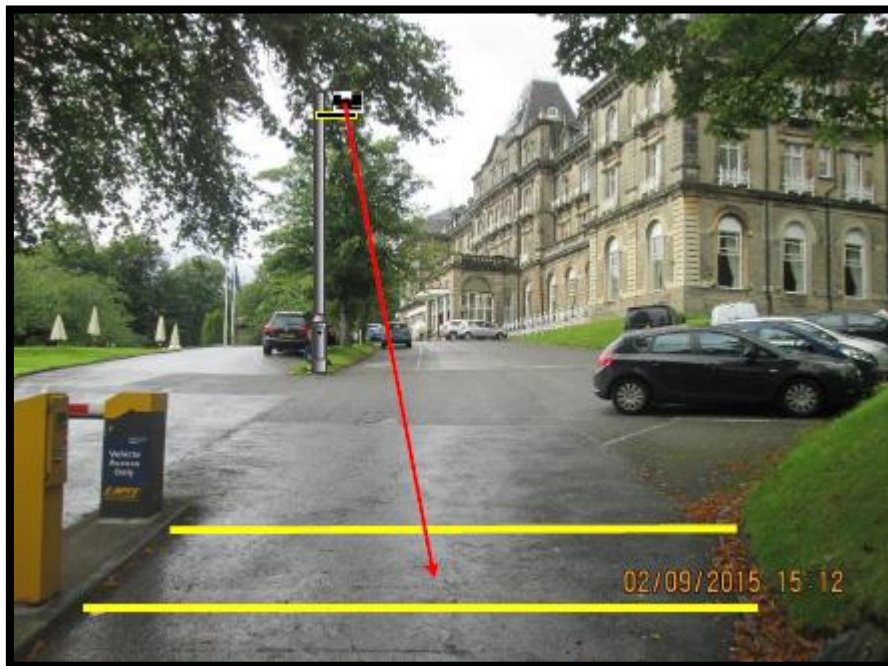
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It is proposed to sensitively install the associated equipment on the site in a way that would limit the impact on the character and appearance of the building. Signage is to be installed on the perimeter of the site on existing fencing where possible to reduce the need to install new infrastructure which may impact on the character of the area.

As the majority of the equipment and infrastructure is to be installed on new columns, with the exception with the wireless kit which will be mounted on the wall of the building discreetly in the corner where the bay window extends from the building, the impact on the buildings character will be limited as the main aesthetics are associated with the building frontage.

Location 1



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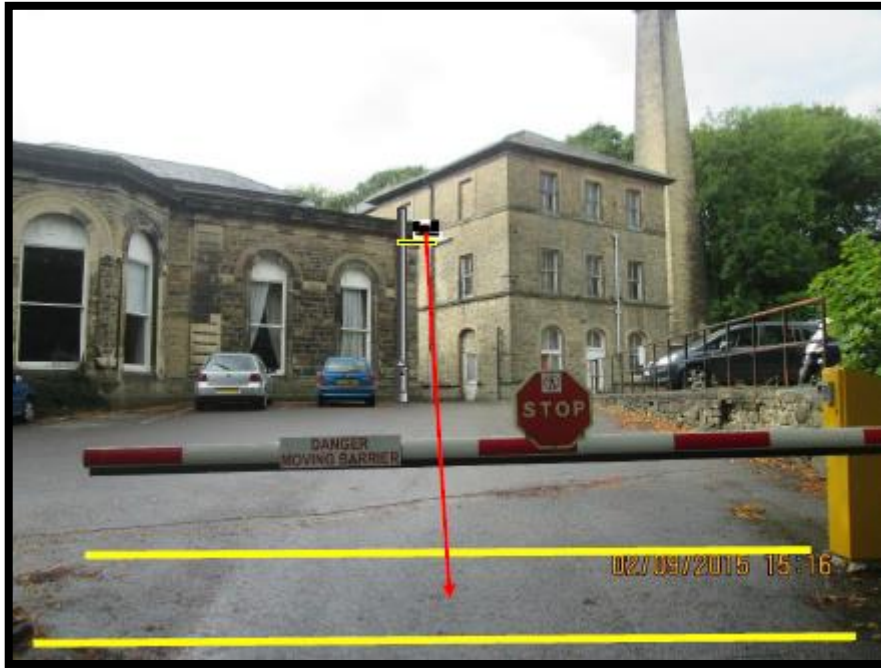
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Location 2



Location of Wireless kit



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5. Conclusion

The proposals adopt a sensitive approach to the listed building and are based on an appreciation of the significance of this designated heritage asset. The development aims to increase the amount of visitors to the asset by discouraging people from parking in the car park who are not visiting the building itself.

The required infrastructure is minor in nature and as such, will not alter the special interest or significance of the building.

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