

OCTAGON, PAVILION GARDENS

DESIGN, ACCESS AND HERITAGE STATEMENT

OCTAGON RING BEAM REPAIRS PAVILION GARDENS, BUXTON, DERBYSHIRE SK17 6BE

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Job Title: OCTAGON RING BEAMREPAIR, PAVILION GARDENS, BUXTON, DERBYSHIRE, SK17 6BE.

Reference: 15171

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For Bench Architects

Date: 19.08.2016

Issue and Amendment Record

Date	Detail
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19.08.2016

1 digital copy for the High Peak Borough Council

1.3 INTRODUCTION

This report is in support of the application submitted by High Peak Borough Council (the Applicants) for the proposed repairs to the Octagon and associated buildings at Pavilion Gardens, Buxton, Derbyshire, SK17 6BE.

The principal elements of the proposed works (note that this is not an exhaustive list) comprise:

- Essential structural repairs to the Octagon ring beam, to make the building safe for occupancy.
- Re-roofing works and remedial works to glazed timber fenestration in association with the above.
- Stabilisation and reordering works to the adjacent Octagon Reception, to address severe roof spread.
- Complete replacement of the existing floors in the Octagon and Octagon Reception.
- Removal of 1970s/80s areas of patent glazing and 190s timber structure to the North and East of the Octagon, and replacement with a flat roofed infill to improve thermal performance and access for essential maintenance.
- Remedial and upgrade works to internal walls and doors to improve fire compartmentation.
- Renewal of existing render to masonry walls.
- Complete renewal of mechanical and electrical services, and substantial renewal of above and below ground drainage within the works area.

The proposed works will affect the following listed buildings:

- THE OCTAGON (GRADE II LISTED):

List entry Number: 1257997

SK0573SE ST JOHN'S ROAD, Pavilion Gardens 616-1/4/104 (South side) 21/12/70 The Octagonal (Formerly Listed as: THE PAVILION Octagonal Hall)

GV II

Concert hall. 1875, extended C20 and restored 1994. Designed by Robert Ripon Duke. Stone foundations to cast-iron, timber and glass structure under banded slate roof. PLAN: octagonal. EXTERIOR: single tall storey. 8 sides with gabled entrance fronts to north and south. South side has 7 windows divided by tall square cast-iron columns, with moulded capitals and bases, these window lights are arranged 1:2:3:2:1, all with stone bases and three horizontal divisions, 12 panes, 3 panes and 12 panes with curved iron brackets at eaves. Central section has glazed double doors and margin lights to windows, topped with broad glazed pediment with tripartite fanlight and side lights. Attached to the corners on the upper floor are 2 ornate iron scrolled brackets supporting single lamps. North entrance front similar though obscured by later alterations and additions. Other fronts have 4 windows, with window lights arranged 2:3:3:2 with similar glazing and dividing columns. Some fronts obscured by earlier and later buildings. All other fronts topped with ornate iron railings. Slate roof has 8 sided shallow hipped roof and then central octagonal dome with a single dormer window to each face. These dormers have tripartite windows with round headed central lights, with margin light glazing, pilaster surrounds supporting entablature with urns and central iron finial. Dome is topped with cast-iron crown. The exterior rain water goods bear the inscription: R & J Rankin /Union Foundry /Liverpool. INTERIOR: paired cast-iron columns part fluted with ornate capitals support the central dome section, with the roof line sloping on cast-iron ribs to the outer edges. Decoration includes ornate spandrels and trellises. There are lunettes to north and south. An inserted stage and ceiling obscure some of the original structure. HISTORY: this Concert Hall was built as part of the entertainment buildings constructed on the north side of the Pavilion Gardens, which were donated to the town by the 7th Duke of Devonshire. (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 117).

- THE CENTRAL HALL AND ATTACHED PROMENADE (GRADE II LISTED):

List entry Number: 1257993

SK0573SE ST JOHN'S ROAD, Pavilion Gardens 616-1/4/108 (South side) 04/10/88 The Central Hall and attached Promenade

GV II

Central hall and promenade, now coffee shop, restaurant and small shops. 1870, central hall burnt 1982, rebuilt 1984. By Edward Milner. Narrow coursed millstone grit with ashlar dressings, cast-iron and glass under Welsh slate roofs. EXTERIOR: single storey long range and two 2-storey halls. South front 18 windows, divided into 15 window single storey range to east and 3 window 2 storey block to west. East range has low stone walls and rusticated ashlar pilasters

between windows, glazed roofs with ornate cast-iron ridge railings with crown finials. From left to right a gabled entrance with double doors and sidelights, a 4-light, a 2-light, a 3-light and a 2-light cross casement window, then 2 doorways both with glazed doors and overlights, then six 5-light similar windows, a pair of double doors and beyond a 2-light cross casement. Set-back behind bays 4, 5 and 6, a 2 storey square hall with 3 windows to 3 glazed facades, under glazed hipped roof. Central 3-light windows flanked by 2-light windows with cast-iron columns between and at corners. Central, square plan hall to west, 2 storeys, 3 windows, projects slightly. Divided 3:5:3 lights with window panels between floors, central section projects, with broad pediment to top. Ground floor has 9-pane lights and upper floor 12-pane lights. Tall cast-iron columns at corners and between windows, all with very ornate cast-iron capitals. Broad fascia board at cornice level, and slate roof topped by central octagonal cupola with 8 round headed windows and 2 stage octagonal spire. INTERIOR: open well to central hall with some free standing cast-iron pillars; they are octagonal on spreading base and have ornate capitals. The base bears the inscription N Bailey/SON AND CO /engineers /MILES /PLATTING /MANCHESTER. There are also ornate iron roof trusses, supported on stone corbels to rear and engaged iron columns to front. This hall and promenade were built as part of the complex of entertainment buildings constructed on the north side of the Pavilion Gardens, which were donated to the town by the 7th Duke of Devonshire. (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 117).

In addition, the works are within the curtilages of the following listed buildings, which are all part of the same connected complex:

- PAXTON SUITE AND ATTACHED RAILINGS

List Entry Number: 1257991

Grade: II

- THE CONSERVATORY

List Entry Number: 1257996

Grade: II

- THE OPERA HOUSE

List Entry Number: 1257789

Grade: II*

The works are also located within the following listed grounds:

- PAVILION GARDENS, BUXTON

List Entry Number: 1000675

Grade: II*

Pre-Application Advice:

A pre-application consultation with High Peak Borough Council took place on 10th September 2015, with Richard Tuffrey in attendance. The purpose of the meeting was:

- To review the Brief and Concept Design for the BPG Octagon Ring-beam and associated repairs with reference to Listed Building and Planning matters.
- To determine which elements require a formal Listed Building or Planning Application; and which elements can be reported by correspondence.
- To review any requirement for a Listed Building Application for the East Pavilion emergency repairs. To review any protocol for information exchange.

A second meeting took place on 9th of December 2015 with Richard Tuffrey, with Louise Brennan from Historic England, also in attendance.

Proposals were submitted to Ben Haywood at HPBC on 18th July 2016. Ben Haywood subsequently confirmed via email on the 3rd August 2016 that the proposals require Listed Building Consent, but do not require Planning Permission.

The scheme presented is believed to be the most appropriate solution for the Client and the property.

1.4 Biodiversity Survey and Report

The surveys are complete and no bats were seen to emerge or enter the building.

However, there was a relatively high level of bat activity around the building and parkland with many bat passes over the Octagon.

The report will recommend that works will not need to be licensed (unless anything unexpected is found). However, due to the high levels of bat activity and the building being graded in the initial inspection as providing high levels of roost opportunity, then we recommend that any works are undertaken under a method statement.

The report can be submitted upon request.

1.5 Arboricultural Statement

The proposals do not include removal of any trees within the application site.

A site meeting with HPBC's Arboricultural Officer Monica Gillespie on 9th December 2015. A works compound extent and site access strategy has been agreed with Monica in order to protect the existing mature trees on site appropriately during construction works.

A copy of the contractors provisional compound drawing can be provided.

BIBLIOGRAPHY AND STANDARDS:

- A. BS EN 16096:2012 - Conservation of cultural property. Condition survey and report of built cultural heritage.**
- B. EN 15898:2011 - Conservation of cultural property. Main general terms and definitions.**
- C. BS 7913: 2013 – Guide to the conservation of Historic Buildings.**

End.

2. PLANNING POLICY - KEY STRATEGIC ISSUES and DOCUMENTARY SOURCES

This Planning Design and Access Statement has been prepared in relation to the following national and local economic, spatial, transport, tourism and conservation strategies

In writing this report the following strategic policy documents have been referred to:

- **HPBC Conservation Statement April 2006 – Pavilion Gardens, Buxton**
- **HPBC Local Plan – Adopted April 2016**
- **HPBC Buxton Conservation Areas – Character Appraisal – April 2007**
- **Department for Communities & Local Government - National Planning Policy Framework**
- **Historic England Advice Note 2 (HEAN2)**
- **Historic England - Historic Environment Good Practice Advice in Planning: 1, 2 & 3**

2.1 The relevant planning policy, local and national, has been consulted and it is considered that the proposals for the Octagon Ringbeam Repair Project do not conflict with any policies or guidance.

The proposals will only result in very minor loss of local historic fabric in carrying out the repair. In the most part historic fabric will be retained and/or repaired. Unsuitable low quality non original, modern intervention fabric or fabric which is beyond repair will be replaced by new materials as indicated within the attached documentation, which is suitable for building conservation and ensure longevity of the repair to safeguard the buildings future.

End.

3. CONTEXT AND SUMMARY OF PROPOSALS

3.1 LOCATION/HISTORICAL DEVELOPMENT

The Pavilion Gardens are on the north-west side of Buxton, c 300m south of the station. The c 14ha site is within the valley of the **River Wye** on land which slopes down to the south from **St John's Road**, which forms part of the north boundary, and rises from the valley bottom to the south where the **Broadwalk** forms the south-east boundary. The Square runs along the north-east side of the site. The setting is largely residential to the north and south with the core of the C18 town immediately to the east. **The Serpentine Walks** on the west side of the site abut.

Buxton is the site of the shrine of St Ann, a popular place of pilgrimage in the medieval period. The shrine and associated mineral springs were closed after the Reformation but reopened to visitors taking the waters in 1572.

The baths were improved in the late C17, and by the late C18 the town had become a popular focus for tourism with visitors attracted by the picturesque setting of the town as well as by the spa.

The area occupied by the Pavilion Gardens was probably first developed as gardens relating to Buxton Hall in the late C16 or the C17.

Improvements and planting in the area were part of the fifth Duke of Devonshire's plans to enhance the attractions of the spa in the late C18. The area alongside the River Wye was improved and embellished by **Joseph Paxton** (1803-65) for the sixth Duke, probably in the 1830s, and the work is recorded on a Map of Buxton Park as laid out by Sir Joseph Paxton reproduced by **Dr William Robertson** in 1854.

Edward Milner (1819-84) incorporated elements of Paxton's scheme in his design of 1870 and additions and alterations followed in the late C19. The park was given by the seventh Duke of Devonshire to **The Buxton Improvements Company** in the C19, which subsequently passed it to Buxton Corporation; it remains in use as a public park.

3.2 PAVILION GARDENS - BUXTON - BRIEF DESCRIPTION

A continuous range of buildings set into the hillside along the north side of the Pavilion Gardens originated in 1870, with additional buildings and extensions being added at various points through to the late C20.

The Pavilion (1871) is a cast-iron and glass structure designed by **Edward Milner** which was damaged by fire in 1982 and rebuilt in 1984 and is now in use as a restaurant/cafe and shops.

It was enlarged to the west in 1875 when the **Octagonal Concert Hall** was added to the design of **Robert Rippon Duke**.

The Playhouse (1889) is attached to the rear of the Pavilion and was designed by **W.R. Bryden**. The 1875 productive glasshouses and lodge were demolished to make room for the theatre.

The **Opera House** (listed grade II*) was designed by **Frank Matcham** in 1901. Its construction led to the dismantling and reordering of **Milner's** eastern pavilion/arcade which was reused as a Conservatory.

Attached to the west of the **Octagon Concert Hall** are covered swimming baths of 1969-72 by **John Poulson**.

3.3 PRINCIPAL HISTORIC REPAIRS AND ALTERATIONS

The following schedule lists known construction works, principal repairs and alterations from **1871-2014**.

Item	Date	Work description:	Cost	Ref.	Contractor
A.	1871	Edward Milner - Pavilion Gardens	£12K	Langham	H. BAYLEY SON
B.	1875	Robert Rippon Duke - Octagon Concert Hall	£8K	Langham	R&J RANKIN
C.	1889	W.R. Bryden - The Playhouse (Paxton Theatre)	Nk	McCoola	Nk
D.	1903	Frank Matcham - Opera House / East Wing reordered	£25K	McCoola	Nk
E.	1920s	Extensions to Octagon / Octagon Reception / West Pavilion	Nk	PMT	Nk
F.	1935	South Loggia extended / Administrative Wing constructed	Nk	PMT	Nk
G.	1983	Central Pavilion burnt / reconstructed with mezzanine	Nk	PMT	Nk
H.	2003	Purcell Miller Tritton - Historical Analysis	-	PMT	-
I.	2008	Shop and Conservatory link refurbished.	-	HPBC	-
J.	2014	HPBC - Investment Strategy Review	-	HPBC	-

3.4 THE OCTAGON

The Octagon building is the most complete building in terms of the surviving external fabric of the Pavilion Gardens, however many additions to the north, west and part of the south elevations have dramatically altered the appearance of the building.

The 20th century extensions conceal important and pioneering iron-framed structures.

3.5 OCTAGON RECEPTION

The Octagon Reception designed by Robert Ripon Duke 1871 remains an important space with three bays* of composite cast/wrought iron ridge roof trusses distinguished by their filigree cast-iron spandrels and wrought-iron tie bars. Originally the Octagon Reception was fenestrated to the north and south by glazed screens installed between the paired-columns. *[A fourth truss is concealed behind a studwork partition].

There is a loss of equilibrium in the Octagon Reception framing and severe roof spread.

3.6 SUMMARY OF PROPOSED WORKS

The proposed works are intended primarily to address deficiencies of and deterioration to the structural ring beam of the Octagon concert hall, which have been identified during recent inspections and opening up visits. The Octagon is currently closed to the public as a result of the severity of these defects.

New steelwork is to be inserted to stabilise the Octagon Reception cast iron frame and halt the spreading caused by the roof load imposed on the structure.

The existing patent glazing to the North and East of the Octagon, and to the North of the Octagon Reception is not original, has poor thermal performance and has reached the end of its service life. In addition the patent glazing causes considerable complications with regards to maintenance access for parts of the building located above the glazing. The patent glazing is to be removed and replaced with a new high performance flat roofed infill, insulated to current standards and capable of providing safe maintenance access overhead. This permits a glazed clerestory to be reinstated on the North side of the Octagon reception in substantially the same arrangement as the lost original clerestory.

The works also include associated repairs to the glazed timber fenestration forming the envelope of the Octagon, and partial re-roofing of the Octagon alongside minor repairs to the Octagon Reception roof.

Existing internal walls and doors are to be upgraded to provide appropriate levels of fire compartmentation.

The suspended timber floor to the Octagon and Reception is to be replaced, with ancillary areas within the reception to have a ceramic tiled finish on new concrete floor slabs. The proposals also include external and internal redecoration, and refurbishment of the bar frontage within the Octagon Reception.

Within the works area, the existing mechanical and electrical services are to be completely renewed. The existing below ground drainage is in poor condition and is to be substantially replaced, with roof drainage to be discharged to the River Wye, running to the South of the site, in order to minimise load on the existing combined drainage infrastructure to the North of the site.

4. PROPOSALS, CONDITION and SIGNIFICANCE

All proposals conserve and enhance the Grade II listed building.

CONDITION CLASSIFICATION		
Item	Symptoms	Example
CC.0	No symptoms	-
CC.1	Minor symptoms	Paint is worn, moss on roof tiles and a few broken roof tiles.
CC.2	Moderately strong symptoms	Localised damage caused by minor wet rot infestation in panel boards requiring improvement and partial replacement.
CC.3	Major Symptoms	Leaking roof with consequent damage and major damage caused by fungal or rot infestation.

SIGNIFICANCE/SENSITIVITY/DATE		
Item	Classification	Example
SD.1	Historic Fabric	Late c.17 th two panel door with bolection mouldings and wrought-iron ironmongery.
SD.2	Appropriate Modern Fabric	Modern double-glazed slim-profile bronze screen.
SD.3	Inappropriate Modern Fabric	Upvc window.

PROPOSALS, CONDITION SURVEY and REPAIR METHODS				
Item	Proposed alterations	Condition		Mitigation / justification
		Significance		
4.1 - OCTAGON				
A.	Ring beam repair and associated works.	CC.3	SD.3	Repair to ensure structural integrity of the structure.
B.	Non- like-for-like repairs ; -T-transom strengthening to fenestration - Additional timber at columns locations.	CC.3	SD.1	The majority of repairs are on a ‘like-for-like’ basis, where improvements in materials and construction methods are required as identified these are discreet and will be of no visual detriment. These identified items are required due to an inherent failure in the existing structure. Both proposals will be discreet and will not adversely affect the Octagon
C.	Repaired and additional sub-floor structure including remedial work to sleeper walls and joists. Replacement Timber Maple Narrow strip Flooring. Layout as proposed drawing.	CC.2	SD.2	The existing sub floor structure requires remedial works. In addition the temporary and access structures to carry out the repairs to the Octagon require a large extent of the floor to be removed. The existing floor is not original and in parts is in a poor condition. Replacement of the floor structure and flooring will not be detrimental to the listed building.
D.	New Internal Painting scheme.	CC.3	SD.3	The final colour selection will be based on a scheme developed from historic paint analysis. The proposals will be an enhancement on the current paint scheme, which is neither visually suitable nor in a good condition.
E.	Paint removal to stone perimeter plinth and column bases. Repaired as necessary.	CC.3	SD.3 (SD.1)	The paint is modern and it is not breathable which is causing ‘salting’ and adversely affecting the structure of the stone. The proposals will rectify the current situation and allow the stone to breathe ensuring the viability of the stone. The exposed stone will be a visual enhancement.
F.	Replacement of existing painted timber perimeter bench/plinth with new perimeter heating plinth. Constructed out of painted or powder coated steel frame, with maple seat to match floor. Heating unit discretely positioned at rear under the bench.	CC.2	SD.3	The current plinth seat/heater arrangement is a modern and an unsightly intervention. The new plinth will be of similar scale and extent, but be a sensitive design which will not only provide a visual improvement but also allow easier maintenance.
G.	Replacement of curtains with motorised roller blinds positioned at mid-level transom and high-level glazing head.	CC.2	SD.3	The current curtain arrangement is unsightly and they are also in a poor state of repair. The blind proposal will be a visual enhancement and will allow a greater visibility/appreciation of the primary structure and

PROPOSALS, CONDITION SURVEY and REPAIR METHODS

Item	Proposed alterations	Condition Significance		Mitigation / justification
				fenestration.
H.	Revert the timber frames which are utilised for heated air to match the adjacent timber frame from which it was previously adapted. Discreetly glazed in perforated panels to provide ventilation to Fan Coil Units located within corridor and store.	CC.1	SD.3	The current ventilation grilles and frames servicing the Fan Coil Units are a poor quality adaption of the adjacent timber fenestration. The proposals will return the timber framing to match the existing adjacent framing. This, along with the 'glazed' in perforated panels will be a visually more sensitive approach.
I.	The stage frontage will be replace and be visual similar to the existing, while accommodating the ventilation/heating requirements.	CC.2	SD.2	This will not detrimental to the historic fabric.

4.2 – OCTAGON RECEPTION

A.	New steel frame to structurally brace the existing structure. The frame will be concealed between the existing columns and structure and will be concealed with a timber frame structure.	CC.3	SD.1	The structure is suffering from movement and requires bracing to provide structural stability. The solution is discreetly located between the existing columns. This is also concealed by the timber framing which replicates the previous timber framing which once existed.
B.	Missing column capital replacement	CC.3	-	The proposal will ensure that all structural bays are uniform and provide an enhancement.
C.	New timber Clearstory Windows. The northern elevation will be glazed with an obscuring film. The south will be as the north but a solid panel as the patent glazing roofing will remain in situ.	-	SD.3	The current bulkhead is constructed out of metal ceiling panels and is not appropriate and in a poor condition. The proposals will replicate the original clearstory framing and will provide natural light from the north elevation. This will be an enhancement to the quality of the space.
D.	The octagon reception geometry is to be enhanced by the demolition of the inner stud wall between the Reception and the West Pavilion to expose a hidden composite cast-wrought-iron Truss.	CC.1	SD.3	The proposal will allow all the structural bays to be exposed as intended. This is also required to ensure continuity of the proposed structural repairs and consolidation.
E.	Replace carpet with new maple narrow strip timber floor with perpendicular arranged band at edges. Subfloor to be repaired as necessary.	CC.3	SD.3	The proposal returns the floor surface to timber which would have been the original finish. The floor layout has a different arrangement at the edge which would have once been slotted to for the heating. The current carpet is in poor condition and is not appropriate to the space or function.
F.	Replace carpet with new ceramic Tiled Floor area to south and north of the reception area. (With new insulated concrete slab)	CC.3	SD.3	This arrangement denotes the original structural layout of the Octagon Reception and will provide a suitable functional surface. The current carpet is in poor condition and is not appropriate to the space or function.
G.	Replacement of carpet with entrance matting to entrance bay.	CC.3	SD.3	Carpet mat will provide an appropriate finish to the entrance area.
H.	Bar frontage improvements.	CC.1	SD.3	The proposals will be an enhancement to the Octagon Reception.

4.3 – BACK OF HOUSE AREAS

A.	Removal of 1970s patent glazed structure to infill area to north east of Octagon and north of Octagon Reception. Replace with new flat roof.	CC.3	SD.3	The current patent glazed roof is in poor condition and it does not contribute to the significance of the structure. The structure also prevents suitable access for maintenance, which has contributed to the poor condition of the Octagon façade. The new roof will be lower in profile and will have a reduced visual impact. The new flat roof will also allow suitable ongoing maintenance. The interface detail will be visually less intrusive and also achieve a better level of weather tightness.
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PROPOSALS, CONDITION SURVEY and REPAIR METHODS

Item	Proposed alterations	Condition Significance		Mitigation / justification
B.	New roof to north kitchen wing.	CC.3	SD.3	The reroofing will be visually similar but ensure improved weather protection.
C.	Replacing glass panels (majority broken) to 1970s kitchen wing with partition to provide fire protection.	CC.3	SD.3	The glass panels are broken and currently lined with plasterboard to the kitchen side. The proposals will provide more suitable wall surface for the store and kitchen, while providing the necessary fire protection.
4.4 – BACK OF STAGE				
A.	New plantroom within back stage area.	CC.1	SD.2	The plantroom will have little visual impact, the flues will be discreetly located to the courtyard elevation to minimise any visual impact.
4.5 – External				
A.	Octagon Reception cast iron cresting tiles to be repaired and replacements as necessary.	CC.2	SD.1	This will be an enhancement over the current arrangement.
B.	Repaired external glazing and joinery. Replacement of glass with polycarbonate as indicated, in inaccessible locations.	CC.3	SD.1	Repair of historic fabric. Polycarbonate to prevent onerous maintenance issues.
C.	Replacement modern render to stage wall and rear of 1930s block.	CC.2	SD.3	Replacement of existing render, which is in a poor state of repair.
D.	New external cement clad panelled wall located to rear of kitchen block.	CC.3	SD.3	The wall is not visible from any public view. The proposals will be an improvement over the current plywood clad wall.
E.	Removal of advertising banner frame to northern pediment of Octagon.	CC.1	SD.3	The frame is not original and is not used. The removal of the frame will be a visual enhancement to the elevation.
F.	New manholes located as drawing to provide suitable access to column bases and drainage.	-	-	This will have a minimal impact, but will ensure suitable access for ongoing maintenance.
4.6 – Doors				
A.	New external doors to replicate existing doors.	CC.2	SD.1	Enhancement.
B.	New internal doors to reflect proposed layout or fire compartmentation requirements.	CC.2	SD.1/ SD.2/ SD.3	
C.	Repairs or upgrades to existing doors.	CC.1	SD.1/ SD.2/ SD.3	Improved weather and fire protection.

FITTINGS AND FURNISHINGS

Where original or historic features are uncovered, they are to remain and be repaired in situ if possible or carefully removed and repaired.

Elsewhere, new fittings are to be modern.

End.

5. ACCESS STATEMENT

5.1 BEST PRACTICE

The purpose of this Access Statement is to report on the existing facilities and recommend any changes in the upgrading and repair of *Octagon, Pavilion Gardens* to meet the requirements of the *Equality Act 2010*.

Best practice guidance referred to in this document includes:

- BS8300: 2009 Design of buildings and their approaches to meet the needs of disabled people.
- Building Regulations Approved Document Part M.

The works being proposed at *Octagon, Pavilion Gardens* have been carefully designed to offer maximum possible accessibility for visitors. Attention to detail will ensure that the smaller items of such as door furniture have equal consideration to those users who are disabled as well as the more strategic planning access.

The below provides an overview and further information and compliance is identified within the accompanying documentation.

Bibliography:

- ✱ *Foster, Lisa* [1997] - Access to the Historic Environment - **Donhead Publishing** ISBN 1 873394 18 7.
- ✱ *English Heritage* - leaflet Easy Access to Historic Buildings, 2004 – Product code: 50702.
- ✱ *Equality and Human Rights Commission - Codes of Practice* - **The Stationery Office** 0870 600 5522 www.drc-gb.org

5.2 PUBLIC TRANSPORT

5.2.1. Railway:

The nearest railway station is Buxton, which is approximately .5 miles from the Pavilion Gardens.

There is an hourly service to Manchester Piccadilly, which increases in frequency to half-hourly during peak hours. There is also additional limited service to Blackpool, Clitheroe, Barrow-in-Furness, Wigan, Preston and Bolton.

5.2.2. Bus / Coach services:

Buxton is well connected both locally and nationally by National Bus and Coach Services. The central proximity of the Gardens to the town center allows easy access to the major routes.

5.2.3. Air travel:

Manchester Airport is approximately 23 miles from Buxton and East Midlands Airport and Robin Hood International Airport are approximately 55 miles away. All are accessible by public transport.

Cycling:

Buxton is located on national cycle route 68. There are numerous facilities for cyclist including bike shops, hire shops and a connecting bus service from the railway station, linking to traffic free routes such as the Tissington Trail and Monsal Trail.

For information about the National Cycle Network and public transport connections to cycle routes see www.Sustrans.org.uk.

5.3 ACCESS & PARKING

5.3.1 Vehicular access - visitors

The Pavilion Gardens are located off St Johns Road, there are public car parks, the closest being Pavilion Gardens Car Park, which is located adjacent to Public Swimming Pool, which is a short walk from the Octagon.

5.3.2 Pedestrian / Wheelchair Access -

The Octagon concert hall currently has level access; this will not be adversely affected by the proposals. The improvements will maintain the access arrangements but will improve the weather seals to the doors to reduce weather ingress.

The stage and backstage areas are currently accessed via steps, this will not be altered within the proposals.

5.4 ACCESS FACILITIES WITHIN THE OCTAGON

5.4.1 Internal surfaces and colour

Reinstated historic decorative schemes - ensuring a suitable range of colours, tones and textures are provided to help people distinguish between surfaces and fixtures and fittings.

5.4.2 Building Management and Environmental Services

The following renovations are proposed to assist safe access:

Best practice provides visual contrast between door, wall and floor surfaces.

Lighting / switches and sockets

- Compliance with **BRAD part M8** by provision of an accessible height sockets between 450mm and 1200mm as BRAD diagram 29.
- In addition to the selection of low energy sources energy efficiency will be enhanced by the incorporation of appropriate controls e.g., daylight sensors, presence detectors and timers etc., with the additional benefit of reducing control wiring and consequent unnecessary damage to the existing structural features.
- Location of controls and accessories will also need to take account of the requirements of the Building Regulations Part M and the need to comply with the Equality Act 2010.
- The general lighting levels will be improved to ensure a minimum illumination level of 100 lux.

Building Management

- Ensure that all alarm systems are checked and maintained in good working condition.

End.

6. SUSTAINABILITY and ENVIRONMENTAL SERVICES

Key specifications and options include: -

6.1 Existing Environmental Service and Thermal Performance

The existing thermal performance of the Octagon is poor. There is little thermal insulation within the structure and the windows are single glazed.

6.2 Compliance with National Planning Requirements

National Planning Policy Framework: 2012:

17 - Core Planning Principles: planning should “support the transition to a low carbon future in a changing climate” ... ‘and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources”

126 - local planning authorities should take into account “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”

By upgrading the fabric of the building, value is added within the modern context the buildings continued maintenance and upkeep becomes more relevant.

6.3 Compliance with Building Regulations

The listed building status of Octagon and limited repair works allows a more flexible approach to the mechanical and electrical engineering services, though efforts will be made to respect the intent of **BRAD Part L1B**. The scheme will be designed to provide an energy efficient approach with consideration to achieving practical and cost effective M & E service solutions.

The following sections describe the proposed methods of upgrading the energy performance of the building services:

6.4 Mechanical Services

Please refer to Mechanical and Electrical Service information provided within the appendix.

6.5 Electrical Services

Please refer to Mechanical and Electrical Service information provided within the appendix.

6.6 Thermal Mass, Solar Gain and Solar Control Systems

Blinds

A new blind system is proposed within the Octagon. This will provide solar control and privacy when required. In the closed position will be discrete and significantly less intrusive than the current curtain provision.

6.7 Drainage

6.7.1 Rainwater Disposal

The new rainwater system will utilise the same surface drainage points and discharge into the adjacent water course, the River Wye.

6.7.2 Foul Drainage

The new foul drainage system to connect to existing mains drainage system to St Johns Road.

6.8 Refuse Disposal

The existing Pavilion Garden Recycling and Refuse strategy will not be affected by the proposed works.

6.9 Builder's Work In Connection With Services

In order to minimize disturbance to the historic building fabric - where possible services distribution will be via the new floor constructions and routed vertically and discreetly.

End.