



**The Railway Hotel, Bridge Street,
Buxton, SK17 6BS**

Design and Access Statement

Rev A

06.04.17

CLIENT: JOSEPH HOLTS BREWERY

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SECTION 1: Introduction

The Railway, a traditional stonework public house can be found below the sweeping railway viaduct in the Derbyshire spa town of Buxton. It is believed to have been originally built in the late 19th century and since extended with various pitched & flat-roofed additions. Over recent years the premises have seen a decline in trade due to other establishments close by being upgraded and new restaurants and bars opening.

Joseph Holts aim to invest in upgrading the property to a high standard to meet the expectations of the local customers, creating a community pub feel, attracting all ages and offering a varied food menu using local produce along with real ales. The proposals aim to establish the premises as a successful & sustainable community facility for the long term.

Joseph Holt Brewery formed in Manchester, as a family brewery, in 1860. For over 150 years they have brewed distinctive beers, resulting in a flourishing business with over one hundred and twenty-eight properties in the UK. These properties include award winning food houses, suburban locals and town centre venues.

Joseph Holts are passionate about their pubs and traditional ales. They make the local pub the heart of the community with a combination of tradition and high quality.

SECTION 2: Buxton Conservation Area

The following description is extracted from High Peak Borough Council's Buxton Conservation Areas Character Appraisal (April 2007):

Buxton Conservation Area- Character Area 3 Spring Gardens:

– includes the buildings that line Spring Gardens and their service buildings at the rear, which were developed from the late 18th century.

The main characteristics of this character area are:

- Linear, almost continuous, built-up frontage forming a strong enclosure
- Mainly flat landform tracking the route of the River Wye in the valley bottom
- A variety of building styles & materials
- Views opening out into wide vistas at each end of street, dominated by The Crescent at the west end and the Viaduct at the east end

The construction of the viaduct in 1892 provides a positive sense of arrival in the town from this point on and is a major focal point in views looking east from Spring Gardens. The whole of the bridge ranges across the valley and creates a dramatic skyline, the scale overshadowing the buildings in front- including The Railway public house. This overwhelming structure and "The Railway" are both well-preserved and significant landmarks, integral to the significance of the development of the town, and the importance of the railways and improved communication to the development of the spa.

Section 3: Proposed Development

Proposed alterations comprise the following: -

- removal of the glazed canopy to the side entrance
- removal of windows adjacent to the side entrance & provision of new horizontal timber cladding
- forming new openings within the former store to South elevation to create a sheltered lobby
- removal of the kitchen ventilation ductwork to the South elevation & insertion of new window to match existing within the existing opening
- removal of glazed timber main entrance porch & insertion of frameless glazed entrance porch
- removal of various windows & doors & insertion of rendered masonry panels
- re-modelling of the external licensed areas to the front & side elevations
- general re-modelling of the internal areas
- provision of new intake & extract ventilation system to the former function room roof at the rear of the site (within the pitched roof areas located beneath the railway viaduct)

It should be noted that the side entrance glazed canopy & glazed timber main entrance porch are not original design features and not deemed to be of architectural merit (please also refer to the copy of a photograph below showing front elevation taken approx. 1930's)



Section 4: Statement of Significance & Impact: Assessment Table

Proposed Works (item by item):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
Removal of the windows & glazed canopy to the side entrance and provision of new horizontal timber cladding	The late 19 th century property (un-listed) is located within a Conservation Area. The glazed canopy & affected windows are part of a late 20 th century side extension with flat roof & are deemed to have no heritage value. The extension is faced with modern stonework "bricks" - again deemed to have no heritage value.	As the proposed works affect an extension to the original building, the impact on the historic fabric is minimal & the removal of the modern canopy along with the removal of the window openings by the introduction of horizontal timber cladding aims to simplify this elevation. No historic fabric will be lost as a result of the proposed works.
Forming new openings within the former store to the South elevation to create a sheltered lobby	The former store appears to be an early 20 th century side extension with monopitched roof built using coursed stonework to match the existing structure & is deemed to have low historic significance.	The proposed works retain the overall volume of the extension and therefore the impact on the historic fabric will be minimal.
Removal of the kitchen ventilation ductwork to the South elevation & insertion of new window to match existing within the existing opening	The existing ventilation ductwork affects the roof to the side extension & the adjacent original window opening which is deemed to have heritage value.	The insertion of a new painted timber window to match existing details within the original opening will significantly enhance the historic fabric.
Removal of glazed timber main entrance porch & insertion of frameless glazed entrance porch	The proposed removal of the mid/late 20 th century glazed porch extension affects the main frontage of the building which has high historic & aesthetic value.	The proposed frameless glazed entrance porch will provide uninterrupted views of the original frontage and therefore the impact on the historic fabric will be minimal & significantly enhance the historic fabric.
Removal of various windows & doors and insertion of rendered masonry panels	The door & window openings are located either within the early 20 th century pitched roof function room extension located at the rear of the site (below the railway viaduct) or in the late 20 th century flat roofed side extension & are deemed to have no heritage value. Both locations are obscured when viewed from public highways or footpaths.	As the works are proposed to extensions to the original building, the impact on the historic fabric will be minimal.

Proposed Works (item by item):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
Re-modelling of the external licensed areas to the front & side elevations	The external areas surfaced with tarmacadam & bounded by a low painted timber palisade fence are not original features & therefore deemed to have no heritage value.	The proposed works comprise proprietary pavings to the front elevation with painted steelwork railings to the footpath boundary which will have a positive impact on the historic fabric/area.
Provision of new intake & extract ventilation system to the former function room roof at the rear of the site	The proposed works are located within the early 20 th century pitched roof function room extension located at the rear of the site & directly below the railway viaduct, an area of the site deemed to have low historic significance.	Due to the location of the proposed works, the impact on the historic fabric/area is deemed to be minimal.

Section 5: Use

The premises will see no change in use and will remain as a Public House.

Section 6: Access

Access to the property remains unaffected by any of the proposals.

Section 7: Appearance

Where windows are beyond repair, they will be replaced with similar timber construction which replicate the existing design. The introduction of the glazed frameless main entrance porch aims to recreate the open covered entrance below the balcony (refer to the original photograph above). Overall the works are intended to be sensitive and sympathetic to the structure, finishes and character of the existing building.