Derby House, Buxton

DESIGN & ACCESS STATEMENT / STATEMENT OF SIGNIFICANCE

CONVERSION, REFURBISHMENT& ALTERATIONS
DERBY HOUSE, 12 BROAD WALK, BUXTON, DERBYSHIRE, SK17 6JS

CONTENTS

1.2 AUTHORISATION

Job Title: **DERBY HOUSE, BUXTON, DERBYSHIRE SK17 6JS**

Reference: **16182**

Bench Architects have prepared this document in the course of an assignment for **Derby House Nursing Home Ltd** ("the Client"), the conditions of which were set out in the appointment for services and agreed by the Client. Bench Architects shall not be responsible for the use of the drawings or contents for any purpose other than those for which it was prepared and provided. Should the Client require to pass copies of the report to other parties for information, the whole of the report should be so copied, but no liability shall be incurred or warranty extended by Bench Architects to any other parties in connection with the report without explicit written agreement thereto by Bench Architects.

Authorized by: **Raida Kassim-Bench - RIBA**

Position: **Company Director**

For Bench Architects

Date:

Issue and Amendment Record

Date	Detail
16.02.2018	**1 digital copy for High Peak Borough Council**

1.3 INTRODUCTION

This report for ***High Peak Borough Council*** is in support of the application submitted by Derby House Nursing Home Ltd (the Applicants) in respect of the proposed development to Derby House, Buxton, Derbyshire SK17 6JS.

The development is for change of use from residential care home into 6 apartments at Derby House with the provision of 6 car parking spaces. Also to enhance and repair the Grade II listed building.

The property is a large detached villa of three storeys with small cellar. It is constructed from coursed gritstone, with expressed quoins and ashlar window surrounds.

Derby House is bound by Board Walk to the west, Fountain Street to the north and Hartington Road to the east. The property has a small perimeter garden around three elevations and the rear, eastern elevation has some ancillary buildings constructed against the retaining wall.

Derby House is a Grade II Listed Building and falls within the Buxton Central Conservation Area. It is likely that the property was constructed by a speculative developer following the master plan of the gardens by Robert Rippon Duke. The deeds shows the building was constructed in 1865, but the property was modified relatively soon after its construction.

The current use, although not occupied since October 2016, is a nursing home. It is understood that Derby House had been a nursing home since the 1940s. Previous to this, it is likely that the property was a boarding house or multiple dwellings.

The works will affect the following areas:

1. **The House**
2. **Rear service area**
3. **Landscaping**

This Planning Design and Access Statement has been prepared as part of the Planning and Listed Building Applications. It explains the background behind the design of the project. Section 5 - outlines in detail how issues of accessibility will be addressed across the scheme.

In order to understand the chronology of alterations to **Derby House**, and gather data for the conservation plan - ***Bench Architects*** have executed ***archive research*** greatly assisted by the archive information held by the owners.

The above, and the resultant designs - proposed in this application, are the result of close consultation between the Client and their design team. Various options were looked out including the removal of the central staircase. The scheme presented is believed to be the most appropriate solution for the Client and with minimum changes to the listed building. This comprises of subdividing the building into two apartments per floor – northern and southern and keeping the central staircase at the heart of the building with its central rooflight.

An extensive pre-application consultation carried out with HPBC. Pre-app was submitted on **13.04.2017** reference **PAD/2017/0030**; site meetings with HPBC - Faye Plant / PO and Gillian Bayliss / CO on 21.06.17 and on 15.11.17 with Gillian Bayliss. Formal response for the pre-application from Lisa Howard/Planning Officer dated 20.12.2017.

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.

End.

2. PLANNING POLICY - KEY STRATEGIC ISSUES

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

2.1 RELEVANT PLANNING HISTORY

HPK/2007/0401 Listed Building Consent - Construction of an office to replace timber store shed, the repair of three storage areas and replacement of the existing unsafe concrete and steel gantry. Approved

HPK/2007/0402 FULL - Construction of an office to replace timber store shed, the repair of three storage areas and replacement of the existing unsafe concrete and steel gantry. Approved

2.2 RELEVANT PLANNING POLICIES

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

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

The proposals for Derby House have been reviewed and assessed against the above policies and guidance. It is considered that the proposals do not conflict with any policies or guidance.

2.3 PRINCIPLE OF DEVELOPMENT

Policy S1 - Sustainable Development

Paragraph 14 of the NPPF explains that at the heart of 'The Framework' is the presumption in favour of sustainable development. Local Plan policy S1a establishes a presumption in favour of sustainable development.
The Core Principles of the NPPF are set out at paragraph 17 which, amongst other things, seek to proactively drive and support sustainable economic development to deliver homes, businesses, industrial units, infrastructure and thriving local places that the country needs.

It is considered that the proposals for Derby House do not conflict with the local or national planning policy. The intent of S1 has been adhered to within the proposals for Derby House to ensure the protection and enhancement of the heritage assets.

Policy S1a – Presumption in Favour of Sustainable Development - [Sustainable Design and Construction]

High quality design should be sought and a good standard of amenity shall be expected for all existing and future occupants of land and buildings. Section 6 of the NPPF relates to the delivery of a wide choice of high quality homes.

The proposals for Derby House should be considered sustainable. The design maximises the re-use of existing buildings and upgrades their performance, to ensure reduced impact on the environment. The new elements, and repairs to the existing structures are proposed to be of high quality locally sourced materials. Designed to maximise natural light and low energy demand.

Policy S3 - Strategic Housing Development -[Sustainable Locations]

Development is directed towards the most sustainable locations in accordance with the settlement hierarchy outlined by policy S1. The spatial strategy seeks to focus future growth within the largest settlements in the High Peak namely Buxton, Glossop, Chapel-en-le-Frith, New Mills and Whaley Bridge with a view to strengthening their role as service centres.
The Local Plan seeks to deliver a wide choice of high quality housing in appropriate locations to meet the needs of all residents in the Borough, to support the local economy and address the housing needs of the Borough. Policy H1 relates to the location of housing development and promotes the effective reuse of land by encouraging housing development including the change of use of existing buildings to housing, on all sites suitable for that purpose.

The proposals for the change of use for Derby House to residential meets the criteria set out in the policies S1a and H1 of the High Peak Local Plan.

Policy S4 – Maintaining & Enhancing an Economic Base - [Provision of local Community Services and Facilities]

The availability of local services and facilities is an important factor in ensuring the sustainability and viability of communities. The loss of such facilities can have severe consequences, particularly when there is no alternative provision nearby. Local plan policy CF5 seeks to maintain and improve the provision of local community services and facilities. This is to be achieved by resisting proposals involving the loss of community assets and facilities, unless it can be demonstrated that the existing use is no longer financially or commercially viable and there are no other means of maintaining the facility, or an alternative facility of the same type is available or can be provided within an accessible location.

Derby House Nursing Home was purchased by the Brindley family in February 1980 and has been a successful business, building up a fantastic reputation for elderly and end of life care over its 36 years. However over the last 10 years the care home became increasingly difficult to operate economically whilst providing appropriate levels of care, due to a number of factors:

- Increasing austerity measures coupled with rises in living costs,
- Increased regulation and expectation from CQC, the CCG and Social Services.
- Huge difficulties recruiting qualified nurses which have forced the use of agency nurses at a substantially higher cost.
- Increases in the minimum wage, the introduction of the living wage and the costs of the compulsory auto-enrolment pension scheme contributed to large increases in the staffing costs of the Home.
- Local competition in the Buxton and High Peak area has increased with the opening of a new 75 bed home - having a direct effect on a sustained decrease in occupancy levels.

Inspections from regulators 2014 and 2015 have reflected on the difficulties. Restrictions with the ability to adapt the building in light of changes to care sector regulations have also made Inspectors question whether the building is any longer fit for purpose. Therefore in January 2015 a decision was made to try to sell the Home business and the Home was marketed. This would have been the preferred option but unfortunately this did not result in a sale and the Home was closed in October 2016.
For further details refer to the submitted business case for the closure of the care home.

Policy EQ 7 – Built and the Historic Environment

Conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies S5, S6 and S7.
Particular protection will be given to designated and non-designated heritage assets and their settings including: Listed Buildings / Conservation Areas / Historic Parks and Gardens.
This will be achieved by:

- *Requiring all works that could impact on a heritage asset or its setting or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance and sufficient to understand the potential impact of a proposal.*
- *Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through preservation or appropriate reuse and sensitive development, including enabling development, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or other relevant provisions of the NPPF apply.*
- *Requiring proposals for the change of use of heritage assets, including listed buildings and buildings in Conservation Areas to demonstrate that the proposal is considered to be the optimum sustainable and viable use that involves the least change to the fabric, interior and setting of the building*
- *Requiring development proposals in Conservation Areas to demonstrate how the proposal has taken account of the distinctive character and setting of individual Conservation Areas including open spaces and natural features and how this has been reflected in the layout, design, form, scale, mass, use of traditional materials and detailing, in accordance with Character Appraisals where available*

The requirements outlined in the above policy are achieved at Derby House as outlined below and within the accompanying documentation. The change of use of the building represents only a change in use to the House as new residential units, the remaining spaces to the rear will be an ancillary office space allowing working from home and storage / cycle store.
The change of use is acceptable, when assessed under the conditions set out in the above policy. The conversion to residential will meet the criteria:

- The building does not require extensive rebuilding or conversion
- The proposals respect the character and appearance of the original buildings and its surroundings
- The proposals do not have an adverse effect on the area or neighbouring land uses.
- The proposals will put Derby House into constant use for much needed homes. This will ensure a viable and sustainable future.

These are demonstrated by the accompanying drawings and documentation.

Policy S6 – Central Sub-area Strategy - Character, Form and Design

Section 7 of the NPPF outlines the importance of design of the built environment, and states that good design is a key aspect of sustainable development and is indivisible from good planning. Development should function well and add to the overall quality

of the area, establishing a strong sense of place reflecting the identity of the local surroundings. Although Paragraph 60 advises that decisions should not attempt to impose architectural styles or particular tastes, it highlights that there should be substantiated requirements to conform to certain development and styles and that it is proper to seek to promote or reinforce local distinctiveness.
Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Local Plan policy EQ6 requires development to be well designed to respect the character, identity and context of the townscape and landscape and should contribute positively to an areas character in terms of its scale, height, density, layout, appearance and materials. Furthermore, policy EQ7 seeks to conserve heritage assets in a manner appropriate to their significance and any future development would need to be supported by a considered Heritage Statement.
Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Bench Architects have a proven record in delivering projects of a high standard of design with historic buildings and modern structures, or both, but which are often energy efficient and utilise local and sustainable materials. Our work is often used as precedents for suitable approaches within the context of a historic setting, for example within the Peak District National park Authority Design Guidance.
The proposals for Derby House maintain high standard of design and demonstrate that careful consideration has been given to both the exiting listed structures and the modern interventions.
In order to understand the chronology of alterations to Derby House, and gather data for the conservation plan, Bench Architects have executed archive research along with detailed analysis of the building.

HPBC Conservation Officer has commented on the proposals for Derby House: '*It is considered that the detailed understanding of the building has greatly assisted in the preparation of the amended scheme. It is considered that the revised proposals have the makings of a scheme which respects the historic and architectural interests of the building*'.

- The proposals minimises alterations to the historic floorplan which is part of the special interest of the building along with the internal character of the individual rooms.
- The proposals will only result in very minor loss of local historic fabric in carrying out the development. In the most part historic fabric will be retained and/or repaired. Removal of inappropriate low quality 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.
- The external envelope is retained, with only minor amendments to suit the proposals. This includes:
- New dormer window [WS.12] at second floor level to the north east elevation to Fountain Street.
- Revision to the rooflights [RW.1-4] and window [WS.07] to provide smoke ventilation to the stairs.
- Removal of external services, such as soil pipes, enhancing the elevations.
- Six car parking spaces as indicated on drawings off Hartington Road, which requires the part removal of the boundary wall.

[See section **4** for full description of conversion / alterations].

Policy EQ 2 – Landscape Character

The High Peak landscapes are one of the defining characteristics of the plan area. They define the sense of place, have a strong influence on local distinctiveness, and have been instrumental in shaping local settlement patterns. Local communities value their beauty, their variety, their tranquillity, their accessibility and the contribution they make to the quality of life. They are an important resource in attracting people to live and work in the area as well as driving the local tourist economy.
The Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.
This will be achieved by:

- *Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as trees and woodlands, hedgerows, walls, streams, ponds, rivers, ecological networks or other topographical features*
- *Requiring that development proposals are informed by, and are sympathetic to the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document and also take into account other evidence of historic landscape characterisation, landscape sensitivity, landscape impact and the setting of the Peak District National Park and where appropriate incorporate landscape mitigation measures.*
- *Requiring that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park*
- *Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement as identified in the Landscape Impact Assessment.*

As illustrated within the documentation the proposals for the existing and landscaping improve the setting of the listed structures and provide a more positive contribution towards those structures than the current setting. The development at Derby House respect the important historic landscape setting it is in and the proposals will enhance and reinforce this by:

- Removal of car parking overlooking Broad Walk.
- Creation of a private garden to the north-east overlooking Broad Walk and running adjacent to Fountain Street.
- Rebuilding the external steps which are in poor condition.
- Lowering external levels to the North-East elevation (where ground levels have been built up) in order to minimise harm to the fabric of the building.

Highways

The NPPF promotes sustainable transport and recommends that local planning authorities should seek to encourage and facilitate where possible sustainable patterns of transport using practical alternatives to private motor vehicles so that people have a real choice about how they travel.
Policy CF6 of the adopted Local Plan seeks to ensure that new development can be accessed in a sustainable manner; ensuring development does not lead to an increase in on street parking.

See Section **5 / 5.3.3** - for Access Statement & proposed parking arrangement.

Appendix 1 (Parking Guidance) of the High Peak Local Plan outlines that for two bedroom units 1.5 spaces should be provided per unit, and 2 spaces should be provided per three bedroom unit. The existing level of on-site parking is below current guidelines. The proposed development would result in the creation of six separate residential units with the provision of three additional parking spaces.
The proposal is to replace the existing parking arrangement - currently 2 parking spaces at the front of the building overlooking Broad Walk and 1 parking space off Fountain Street. The proposal is to create six new parking spaces off Hartington Road by the demolition of the modern slate roofs to the rear service / office area. This will enhance the view from Broad Walk, tidy up the south-east elevation, allocate off street parking and allow a more convenient area for storing bins.
The on-site parking would result in the provision of one space per unit. A parking space will be allocated to each unit to avoid indiscriminate parking.
Comments from Highway Authority & HPBC during the Pre-Application Advice – '*In this instance the Highway Authority are not aware of any existing highway safety issues that would justify a reason for refusal that could be substantiated at appeal. Additionally the proposal would re-use an existing building and the Highway Authority has taken commensurate use into its consideration of the proposal.*
On the basis of a) the information provided, b) the former use of the site, and c) the proximity to public transport, local services and amenities, it is considered unlikely that Derbyshire County Council Highways would raise objection should a formal planning application be submitted'.

Bin Storage and Waste Collection

Refer to section **6.10** for details.
Communal bin storage will be located alongside the proposed parking area to the South-West of the site not. This location will not obstruct the private access, parking or turning provision and will be clear of the public highway, for use on refuse collection days.

Amenity

Paragraph 17 of the NPPF seeks to secure a good standard of amenity for existing and future occupants of land and buildings. Local Plan policy EQ6 requires that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, overbearing impact or other adverse impacts on local character and amenity.

The former use of the building was a 25 bedroom Care Home. The proposed alterations are substantially confined within the internal structure.
Where external reordering is necessary to create the proposed parking area, the works have been designed to have minimal impact on the historic fabric and the character of the environs, by removing ancillary structures of low amenity value and replacing them with high quality and discreet new accommodation.
Other changes to the building envelope are limited to isolated works on small scale (for example the creation of the additional dormer window), which have been carefully designed to be harmonious with the existing fabric of Derby House.
In our view there will be no loss of amenity to surrounding properties.

End.

3. SITE HISTORY & SIGNIFICANCE

The architectural / socio-economic and historic context of the application site is considered below.

3.1 DOCUMENTARY SOURCES AND LISTING DESCRIPTIONS

The main documentary sources are as follows -

PUBLISHED SOURCES **-**

A. Pevsner, N, The Buildings of England: Derbyshire, (1953), pp.206
B. Mike Langham - Buxton A People's History, (1996)
C. Mike Langham and Colin Wells - The Architect of Victorian Buxton – Robert Rippon Duke, (2001)
D. Colin Wells - Buxton, (2001)
E. HPBC Buxton Conservation Areas - Character Appraisal, (2007)

LISTING DESCRIPTIONS

Listing Entry Summary

Description: **Derby House**

Location: **12 Broad Walk, Buxton, Derbyshire**

Grade: **II**

Date Listed: **31.01.1997**

County: **Derbyshire**

English Heritage Building ID: **1259421**

Country: **England**

OS Grid Reference: **SK 05615 73187**

Postcode: **SK17 6JS**

LA: **High Peak Borough Council**

The list entry description is as follows:

Villa or boarding house now nursing home. Mid C19. Possibly *by Sir Joseph Paxton* for the Duke of Devonshire. Coursed millstone grit rubble with ashlar dressings, Welsh slate roof with over-hanging eaves supported on wooden brackets and stone stacks. EXTERIOR: 2 storeys and attic storey. Raised vermiculated quoins, plinth and first-floor band. 3-window front has central doorway in segment headed surround with moulded impost and keystone plus 4 panel door with overlight inscribed DERBY HOUSE/ NURSING HOME. Above a round headed window with raised keystone, blind top, plain sash and projecting sill on brackets. Flanking the door are 2 two storey bays, that to right canted, that to left rectangular to ground but canted to 1st floor with hipped lead roof. All windows have horned sashes. Left return of 6 windows arranged 2:4 has 2 storey canted bay window with gabled dormer in roof, and 3 round headed through eaves gabled dormer windows. Right return of 6 windows arranged 2:4. 2 window section to left has 2 storey canted bay window and broad open pediment with 4 round headed casement windows. Section to right has pairs of plain sashes and 3 through eaves gabled dormers each with a pair of plain sashes. INTERIOR: not inspected. The Broad Walk comprises a series of Victorian villas and a walk overlooking The Pavilion Gardens originally laid out by Paxton c1850, though most of the surrounding houses were built by speculative developers. Some are reputed to be designed in detail by his pupil Edward Milner from 1871, and built by Saunders & Woolcott of London for the 7th Duke. (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 117).

The property falls within the boundary of the Buxton Central Conservation Area (designated 1968). An Article 4 direction is in force within this conservation area.

3.2. SITE HISTORY

The populations of Buxton grew considerably, between 1851 and 1861 it grew by 50%; and in the following ten years to 1871 by a further 35%. The growth of the town is described in the *Advertiser* 23rd April 1870 – which stated that by this date the whole of the Broad Walk houses has been built.

An important aspect of Buxton's growth was the arrival of railway in Buxton in June 1863, and the promotion by doctors of the use of the natural mineral waters for a range of conditions such as rheumatic disease. The town grew as a medical centre and as an inland resort. Growth was also driven in the earlier 19th century by the agents of the Duke of Devonshire who was the principal landowner. The Devonshire Estate invested in the development of the baths and roads. Joseph Paxton the 6th Duke's designer laid out the Buxton Park for fashionable housing.

The most important residential development was Broad Walk which began in 1861 as Cavendish Terrace on land bought from the Cavendish Estate to provide a link between the baths in the Crescent and the cold water Tonic Bath on Bath Road. Broad Walk was a wide gravel walk starting from opposite the Old Hall Hotel to the Tonic Bath. Board Walk had extended to more detached and semi-detached villas by 1875 and all of these properties were operating as private lodging Houses in 1873 providing high quality rooms for the visitors.

Pevsner in his '*The Buildings of England: Derbyshire*' and Mike Langham '*Buxton A People's History*'. **Pevsner described the buildings on Broad Walk 'as a row of solid, sensible, manly Italianate villas**. The earlier, northern villas are probably by Curry, the rest probably by R. R. Duke'. According to Mike Langham '*Buxton A People's History*' the earlier buildings on Broad Walk were probably by Henry Cotton and later buildings by Robert Rippon Duke.

Robert Rippon Duke [RRD] served the Duke of Devonshire as Architect and Surveyor at Buxton for the Devonshire Buxton Estate. By August 1863 RRD placed regular notices in the Advertiser offering tenders for the erection of properties – a typical one read as follows[*1]:
"*TO BUILDERS; Persons wishing to tender for the erection of two villas on the Broad Walk in Buxton can see the plans and specifications and obtain all particulars by applying to Mr Duke, Buxton Estate Office, Buxton from 20th to the 27th August…*"
A similar notice appeared in March 1864 for the three villas in the **Broad Walk which was extensively developed between 1861 and the early 1870's to become one of the most fashionable Victorian Terraces in the town with an unrivalled position overlooking the pleasure gardens and pavilion**. In 1861 the present Broad Walk was laid out. The directory in Robertson's guide of 1866 lists numbers of houses including Derby House. It is highly likely that RRD was involved in the design of some of the villas as a both Cavendish House and Derby House have something of the RRD flair about them but unfortunately there is no conclusive evidence of this. From the style of these villas and as Surveyor of the Devonshire Buxton Estate, RRD would have been closely involved in their design if not the actual architect.

[*1] *The Architect of Victorian Buxton – Robert Rippon Duke – Mike Langham & Colin Wells.*

3.3 CARTOGRAPHY / ILLUSTRATIONS – SITE DEVELOPMENT

The earliest detailed maps of the application site and structures along with photographs and engravings of the site are illustrated below. Comparison between the cartography allows the documentation of chronological changes on the site: -

- **1818 Map of Buxton** - Shows the area prior to the development of Pavilion Gardens, Broad Walk and Fountain Street.

- **1865** - From 06.07.1865 Conveyancing documents from the Deeds to Derby House for the Duke of Devonshire. This shows a rectangular plot of land with an 'L' Shaped house with a central square.

- **C1873 Photo Pavilion Gardens and Broad Walk** [B. Collin Wells, Buxton, 2001 – pp.23] - Photo of the north-west & north-east elevations shows Derby House – with first floor south elevation bay not constructed and no dormers yet to the 2nd floor.
- **C1875 engraving – View of Cavendish Terrace Buxton** [Published by J C Bates, engraved by Newman and Co.] – Shows the building prior to the C1898 alterations of 1st floor bay windows and dormer windows to the front north-west elevation and north-east elevation.

- **1879 1st Edition OS Map** – The house has been extended to the south-east & south-west – possibly now 2 houses with a glazed central area to the south-west. The addition of a small ancillary building abutting Hartington Road possibly Coal Shed / WC; raised walled enclosures [with no roofs] and a landscaped northern gardens abutting Fountain Street. It clearly shows that additional bays have not been added to the Fountain Street elevation [NE] or to the SW elevation.

- **1887 Buxton Town Map R R Duke** – It shows the house with the earlier arrangements of an 'L' shape but without the central square protrusion.

- **C1889 Derby House with May Pole dancers** [from Picture the Past] – A photograph showing no alterations to the exterior - the ground floor front elevation northern bay with no first floor bay.

- **1898 2nd Edition OS Map** – It shows the Building almost in its current arrangement – a rectangular block. The outbuilding to the rear abutting Hartington Road – no change, as in the previous map.

  Around the 1898 that the major changes/alterations to the building occurred:
  - The addition of the bay windows,

- Alterations to the roof with the addition of dormer windows;
- Changed the location of the staircases and replacing it with a new central staircase; addition of a new cellar room (C3) with new access stair (C1);
- New cornices throughout.

- **Mid 20th C** – the building was converted to a Residential Home.

- **2007** – Alterations to the rear service area with rebuilding a ramp access, roofing/re-roofing outbuildings and building an Office.

- **October 2016** – The Residential Home was closed and the building is now vacant.

3.4 Summary - Significance:

Broad Walk of which Derby House is integral comprises the most important residential development in Buxton - which began in 1861 as Cavendish Terrace on land bought from the Cavendish Estate to provide a link between the baths in the Crescent and the cold water Tonic Bath on Bath Road.

John Cumming Bates view of Cavendish Terrace [Broad Walk] emphasises Broad Walk as one of the most fashionable Victorian Terraces in the town with an unrivalled position overlooking the pleasure gardens and pavilion.

End.

4. CONDITION, PROPOSALS and JUSTIFICATION

The purpose of the survey is to assess, document and record the condition of built cultural heritage. The condition survey encompasses planning, property and cultural heritage information, recording the condition, making risk assessment and recommendations.

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 fugal or rot infestation.
CC.4	**Asbestos Containing Materials Identified**	

SIGNIFICANCE/SENSITIVITY/DATE		
Item	**Classification**	**Example**
SD.1	Historic Fabric	Late c.19th four panel door with bolection mouldings and iron ironmongery.
SD.2	Appropriate Modern Fabric	Modern double-glazed slim-profile bronze screen.
SD.3	**Inappropriate Modern Fabric**	Upvc window.

CONDITION, PROPOSALS and REPAIR METHODS				
Item	***Proposed alterations***	***Condition*** / **Significance**		***Mitigation / justification***
4.1 - Ground floor P/120				
A.	**Current floor construction**: ▪ ***(G1, G2, G3, G16)*** *Victorian decorative tiles on earth [no damp proofing or insulation] & on concrete over C1 cellar.* Tiles probably from the second phase of house development C1879 alteration [PH 3 Staircase does not relate to tiles pattern]. ▪ ***(G4, G12, G14, G15)*** *Vinyl on red tiles on earth.* ▪ ***(G12)*** *Carpet on red tiles on earth.* ▪ ***(G5-G10, G17-G19)*** *Carpet on suspended timber floor on timber floor joists. G17 & G18 over Cellar.* **Proposals**: All floor construction excavated to install - [**Provisional**] **a)** 50mm blinding; **b)** Radon membrane; **c)** 100mm RC Slab; **d)** 100mm insulation ; **e)** underfloor heating throughout; **f)** Floor Finish: ▪ (G1) – Relay historic tiles + add a matt well. ▪ (G2) – Relay historic tiles. ▪ (G9, G10, G18 & G19) - install new engineered floating timber floor on elastic adhesive on dry screed or cement or gypsum fibre board. ▪ Remaining areas – installed a cushioned polyurethane resin floor / tiles / carpets.	**CC.3**	**SD.1** **SD.2**	Very high level of Radon. In some areas with timber flooring there is significant variation in levels indicative of decay to joist end bearings [see Structural Engineer's report]. In many areas existing floor boards had been lifted, disturbed or damaged when modern services were installed. Proposals to decrease radon levels; improve insulation and allow installation of underfloor heating. Historic thresholds and steps retained in situ or reused if modern placement.

CONDITION, PROPOSALS and REPAIR METHODS

Item	*Proposed alterations*	*Condition*	Significance	*Mitigation / justification*
B.	**Current floor construction to G21-G26***:* *concrete floor.* All floor construction excavated to install - [**Provisional**] **a)** 50mm blinding; **b)** Radon membrane; **c)** 100mm RC Slab; **d)** 100mm insulation ; **e)** floor finish: Self levelling screed with sealant.	**CC.3**	**SD.2**	Very high level of Radon. Proposals to decrease radon levels and improve insulation.
C.	**Walls / Partitions**: *Solid walls mainly from phases 1 & 3 and modern solid/glazed partition walls to subdivided rooms / bathroom insertions.* Form new door openings for internal flat connections. Demolish modern partitioning to reinstate rooms geometries. Rebuild partitioning as shown on proposed plans to form internal corridors / bathrooms.	**CC.1**	**SD.1** **SD.3**	
D.	**Plaster to Walls:** *Historic plaster / Areas of modern gypsum plaster / decayed plaster / dry lining / damp ingress.* Proposals: Remove defective plaster / dry lining and treat with fungicide. Lime plaster /Natural Hydraulic Lime plaster to missing areas of plaster. Repairs to plaster where required. (The proprietary radon membranes are lapped with the wall plaster).	**CC.1** **CC.2**	**SD.1** **SD.3**	The natural hydraulic-lime plasters are manufactured to replicate the strength, porosity, adhesion and flexibility of historic plasters. The hydraulic-lime plasters control salt-migration promotes the drying out of the humidity and moisture in the walls.
E.	**Walls to G21-G26:** *In 2007 to eliminate dampness from the historic retaining walls to G23-G26 these walls were lined new internal walls [concrete block /insulation /damp proofing] and an office extension was built.* *The existing south west retaining boundary wall is in poor condition and requires re-building.* Proposals: Remove oil tank and excavate area under it to form a larger G26 office extending to the SW and rebuilding/consolidating the retaining boundary wall. To minimise impact of G26; allow privacy to Flat 1's garden and allow max. light to the room - the north west elevation will be double glazed full height [obscure opaque film] (WG.20) with 2no. slot timber ventilation windows to each side (WG.21 & 22). The new glazed wall located to avoid the majority of the quoins to the SW elevation.	**CC.1** **CC.3**	**SD.1** **SD.2** **SD.3**	The Office extension extended to the south west boundary to allow car parking spaces for 6no. cars above it and repair the SW boundary wall which is in poor condition.
F.	**Stairs***:* *G2/G3 - from ground floor to second floor and to Cellar [original stairs moved and replaced C1898 - 3rd phase of the house development].* Repair existing stairs and balustrading matching existing where required. Finish – existing & proposed: carpet.	**CC.0**	**SD.1**	
G.	**Ceiling & Cornices***:*	**CC.0**	**SD.1**	Ceiling plaster and cornices will be protected and

CONDITION, PROPOSALS and REPAIR METHODS				
Item	***Proposed alterations***	***Condition*** / **Significance**		***Mitigation / justification***
	C1898 - 3rd phase of the house development / Areas of no cornicing. Some areas of decayed plaster / damp ingress. Repair with Lime plaster where required. Where proposed rooms are subdivided – new partition walls to be carefully built around existing cornices so that the changes will be reversible if required in the future.	**CC.2**		repaired were decayed.
H.	**Modern Partition Walls/ fittings**: To be removed were inappropriate.	**CC.0**	**SD.3**	
I.	**Doors / Architrave / Skirtings**: *C1898 - 3rd phase of the house development doors & architraves / modern 20th C fire doors with intumescent fire seals within historic architraves.* ▪ *DG.1 – historic door [Ph. 1].* Repair and redecorate joinery and refurbish ironmongery. ▪ *DG.20 & DG.25 – historic doors [Ph. 3] but with modern glazed upper section.* Repair as required and relocate. ▪ *Remaining doors – modern.* If doorway is to be infilled - carefully remove historic architrave and doorset and re-use in newly located door openings. Historic skirtings – to be protected and repaired as required.	**CC.1**	**SD.1** **SD.3**	Minor repairs to retain integrity. To comply with current Building Regulations in terms of fire compartmentations/escape and sound resistance doors are to be upgraded or doorways blocked.
J.	**Windows**: *C1865 1st phase; C1898 - 3rd phase of the house development and modern 20th C timber sash windows. Some cills/joinery in poor conditions.* Proposals: Joinery repairs draft proofing & appropriate ironmongery as a minimum option. Upgrade options depending on budget costs: a - Re-glaze with slim-profile double glazing. b - The addition of secondary glazing.	**CC.1**	**SD.1** **SD.2**	Repairs to retain integrity. Proposals for the insertion of slim-profile double glazing or secondary glazing for improved airtightness and energy conservation.
K.	**Fireplace**: *Fireplaces have been removed and replaced with modern gas fires except in G17 blocked fire surround and hearth from C1889 phase 3.* Repair Fireplace to G17. Install new hearths flush with floor finish to G5, G9, G10, G19 G18 on new floor construction item **A** above. Install fire-surround and/or wood burning stoves. To rooms with wood burning stoves install SS flue liners.	**CC.1**	**SD.3** **SD.1**	Remove c.20th alterations. Mitigate HARM. Refer to 'The English Fireplace A History Of The Development of The Chimney, Chimney-Piece and Fire-grate with their Accessories. Ensure chimneys are ventilated/blocked to ensure no ongoing problems with dampness.
4.2 - FIRST FLOOR P/121				
A.	**Floorboards** - *Most floorboards are concealed by carpet. The timber floor boards will be in varying condition with possible decay in NW end wall. Most boards had been disturbed previously for the installation of services / lift*	**CC.2**	**SD.1**	Floorboards will be universally lifted to allow inspection of the structure and allow acoustic and fire compartmentation upgrading in line with current Building Regulations requirements. Reversible modern floor finish on plywood or cement bonded particleboard with separation layer.

CONDITION, PROPOSALS and REPAIR METHODS				
Item	***Proposed alterations***	***Condition*** / **Significance**		***Mitigation / justification***
	/ modern staircase. *F13-F18 hardboard with carpet / vinyl finish.* Change of floor level to rear entrance areas is reversible as the new floor will be raised above the existing floor construction which can remain unaffected. Proposed floor finishes: ▪ (F7, F8 & F20) - install new engineered floating timber floor on elastic adhesive on existing boards / or ply sheathing. ▪ (F10) - Mat to entrance area. ▪ Remaining areas -installed a cushioned polyurethane resin floor / tiles / carpets.		**SD.3**	To enhance external appearance of the building modern services will be removed from external elevations and routed internally. Change of level to rear entrance door from car parking will allow relocation of car parking away from Broad Walk to enhance visual amenities.
B.	**Walls / Partitions** – *Solid walls from phases 1 - 3 and modern solid/glazed partition walls to subdivided rooms / bathroom insertions and rear staircase and lift.* Form new openings for internal flat connections. Demolish modern partitioning to reinstate historic rooms geometries. Rebuild partitioning as shown on proposed plans to form internal corridors / bathrooms.	**CC.1**	**SD.1** **SD.3**	
C.	**Plaster to Walls**: *Some areas of decayed plaster / damp ingress.* *Modern gypsum plaster to modern partitions.* Remove defective plaster and install hydraulic-lime plaster.	**CC.1** **CC.2**	**SD.1** **SD.3**	The natural hydraulic-lime plasters are manufactured to replicate the strength, porosity, adhesion and flexibility of historic plasters. The hydraulic-lime plasters control salt-migration promotes the drying out of the humidity and moisture in the walls.
D.	**Ceilings & Cornices**: As item **4.1G** above.	**CC.1**	**SD.1**	Historic ceiling plaster and cornices will be protected and repaired were required.
E.	***Central Stair***: see **item 4.1F** above ***Rear Stairs****: F12/F13 - 20th C.* Remove existing rear inappropriate stair. Build new metal escape/access stair accessed directly from rear main door DF.01. Finishes - a cushioned polyurethane resin floor / rubber / carpet.	**CC.0**	**SD.1** **SD.3**	New staircase to comply with current Building Regulations for escape.
F.	**Doors / Architrave / Skirtings**: *All doors modern 20th C fire doors with intumescent fire seals- set mainly within historic architraves C1898 - 3rd phase.* If historic doorways to be infilled – carefully remove historic architrave and doorset and re-use in newly located door openings. Historic skirtings – to be protected and repaired as required. **DF.01** – In order to accommodate the level of the proposed parking area, DF.01 (of 20th century origin) is to be replaced with a new door of similar timber panelled design, fitted into the existing opening. The new door will incorporate glazed side lights in lieu of the current fanlight.	**CC.1**	**SD.1** **SD.2**	To comply with current Building Regulations in terms of fire compartmentations/escape and sound resistance doors are to be upgraded or doorways blocked. Relocating car parking away from Broad Walk to off Hartington Road will enhance visual amenities, therefore reordering of DF.1 is seen as insubstantial harm.
G.	**Windows**: As item **4.1J** above.	**CC.1**	**SD.1** **SD.2**	

CONDITION, PROPOSALS and REPAIR METHODS				
Item	***Proposed alterations***	***Condition*** / **Significance**		***Mitigation / justification***
H.	**Fireplace**: *All fireplaces have been removed and replaced with modern gas fires. Hearth concealed with carpets - conditions not known.* Install fire-surrounds and/or wood burning stoves to F7, F8 & F20.	**CC.1**	**SD.3**	Remove c.20th alterations. Mitigate HARM. Ensure chimneys are ventilated / blocked to ensure no ongoing problems with dampness.
4.3 - SECOND FLOOR P/122				
A.	**Central Stair** - see **item 4.1F** above. **Rear Stairs** - see item **4.2E** above.	**CC.1**	**SD.1** **SD.3**	
B.	**Floorboards** - see item **4.2A** above.	**CC.1**	**SD.1**	
C.	**Walls / Partitions**: *See item **4.2B&C** above.*	**CC.1** **CC.2**	**SD.1** **SD.3**	
D.	**Ceilings & Cornices**: *See **item 4.1G** above. Modern cornicing to S9.* ▪ 2 No. new access hatches over S3 & S4 to allow better maintenance access to the roofs. ▪ To the monitor rooflight RL.1 - remove the suspended glazed ceiling to allow smoke ventilation of central stair area.	**CC.1**	**SD.1**	Access hatches to allow better access for maintaining the roof. Min. 1m^2 of openable vent is required for each stair openable by the fire service to comply with current Building Regulations for smoke ventilation.
E.	**Timber Floorboards**: *See item **4.2A** above.* Proposed floor finishes: ▪ (S9, S10 & S19) - install new engineered floating timber floor on elastic adhesive on existing boards / or ply sheathing. ▪ Remaining areas -installed a cushioned polyurethane resin floor / tiles / carpets.	**CC.2**	**SD.1**	
F.	***Doors / Architrave / Skirtings***: *Doors DS.01, DS.02, DS.09, DS.18 & DS.19 are historic doors but lined with fire resistant board to the inside face – some with historic ironmongery. Remaining doors modern 20th C fire doors with intumescent fire seals- set mainly within historic architraves C1898 - 3rd phase or in modern glazed partitions.* If historic doorways to be infilled – carefully remove historic architrave and doorset and re-use in newly located door openings. Historic skirtings – to be protected and repaired as required.	**CC.1**	**SD.1** **SD.2**	To comply with current Building Regulations in terms of fire compartmentations/escape and sound resistance doors are to be upgraded or doorways infilled.
G.	***Windows***: *Repair as item **4.1J** above.* **WS.07** – to be replaced and reconfigured to provide min. 1m2 of openable smoke vent. Renew with Accoya® -spray painted with slim profile double glazing. **WS.12** - Carefully form a new dormer window matching existing WS.06.	**CC.2**	**SD.1**	**WS.07** - Min. 1m^2 of openable vent is required for each stair openable by the fire service to comply with current Building Regulations. The insertion of new window **WS.12** to provide natural light to S11 is seen as insubstantial harm as the dormer roof / window will look natural as part of the historic development of the building matching the phase 3 C1898 changes to roof/windows.
H.	**Fireplace** - see item **4.2H** above. Install fire-surrounds and/or wood burning stoves to S9, S10, S18 & S19.	**CC.2**	**SD.3**	
4.4 - BASEMENT P/124				
A.	*Very High level of Radon had been recorded although there is an extraction system in place. Existing extract discharges externally near WG.14.*	**CC.3**	**SD.3**	To reduce levels of Radon and not to discharge close to openable windows/doors.

CONDITION, PROPOSALS and REPAIR METHODS				
Item	***Proposed alterations***	***Condition***	***Significance***	***Mitigation / justification***
	Extract to be taken to discharge through Chimney CH.05 with a fan placed in Attic space.			
B.	**(C1) Masonry Stairs**: C.*1898. Steps worn in places.*	**CC.3**	**SD.1**	
C.	**(C1) Stairs Walls**: *Painted stonework and partitioning.* Ensure the partitioning will provide the fire resistance required under the current Building Regulations.	**CC.1**	**SD.1**	Minor repairs, consolidation and upgrade to partitioning to comply with the current Building Regulations.
D.	**Floors:** *Concrete painted.*	**CC.1**	**SD.3**	
E.	**Walls**: *Painted stonework.* Cellar C2 has 2no brick piers with steel beams supporting wall above. Structural Engineer to inspect.	**CC.2**	**SD.1** **SD.3**	
F.	**Ceilings**: ▪ *To C1 concrete blocks infill. This is the location of the original stairs to cellar during phase 1 C.1865.* ▪ *Remaining ceilings over C2 & C3 - suspended timber joists with plaster.* Because of the High Radon levels the timber floor joists will be replaced with precast concrete beam and block with radon membrane, insulation & screed.	**CC.2**	**SD.3**	To reduce levels of Radon.
G.	**Doors**: *DC.01 modern fire door; DC.02 original door C 1898 ledged & braced door. Door to C2 missing.* Refurbish as required.	**CC.1**	**SD.1** **SD.2**	
H.	**Services**: Redundant services to be cleared.	**CC.2**	**SD.3**	Minor repairs and consolidation following removal of redundant services.
4.5 - ROOF COVERINGS / RAINWATER GOODS / CHIMNEYS - P/123				
4.5.1 - ROOF COVERINGS				
A.	The roof was re-roofed in 1995.	**CC.0**	**SD.1**	
B.	*Access to internal roof spaces is limited.* Execute structural timber repairs to roof timber as required. Roof timbers to be treated hand-brushed permethrin or cypermethrin.	-	**SD.1**	The repair proposals allow maximum retention of historic timbers. Reference ICOMOS - *Principals for the Preservation of Historic Timber Structures.*
C.	**Existing roofs**: *Welsh Penrhyn heather slates with Staffordshire blue roll topped and capped Ridge tiles.* *Lead to flat roofs.* *Monitor Roof lights RL.1: Georgian wired single glazed units. Roof glazing bars decayed and retro-fitted with now decayed flash band. Fixed timber windows RW.1-4.*	**CC.2** **CC.3**	**SD.1**	

CONDITION, PROPOSALS and REPAIR METHODS				
Item	***Proposed alterations***	***Condition***	***Significance***	***Mitigation / justification***
D.	**To all roofs**: Remove existing Ridge tiles and the top 2 courses of the slates reinstate to HE's details. Check exiting patch repairs to lead flat roofs and valleys for defects. Renew lead flats were required. Re-order geometry of top lead flats to allow for a new access hatch for maintenance. Renew sump cover with stainless steel birdcage to existing SW outlet.	**CC.2**	**SD.1**	Repair. Refer to **Historic England (2013) - Practical Building Conservation - Roofing –** pp162-202. Renew historic detail. Lead valleys and flashing renewed in compliance with LSA Rolled Lead Sheet - *'The Complete Manual'* and **BS EN 12588:2006**.
E.	**Monitor Rooflight RL.1**: Renew rooflights to existing geometry with double glazed units by Standard Patent Glazing Co. OSA. Windows RW.1-4 to be openable to allow for smoke ventilation above central staircase. Remove glazed internal ceiling. Renew lead apron to Rooflights and cast iron rainwater goods which are in poor condition.	**CC.3**	**SD.1**	Monitor rooflights in poor conditions & single glazed. Min. 1m^2 of openable vent is required for each stair openable by the fire service to comply with current Building Regulations. Double glazing will minimise heat loss though the building.
F.	**RL.3**: Check condition of existing modern rooflight and renew if required with **Conservation Rooflight** flush with roof, size close to existing.	**-**	**-**	
G.	**New Dormer to window WS12**: Form a new dormer to matching existing on NE elevation. Adapt exiting roof to suit.	**-**	**-**	The insertion of new window to provide natural light to S11 is seen as insubstantial harm as the dormer roof & window will look natural as part of the historic development of the building matching the phase 3 C1898 changes to roof/windows.
H.	**External Roof Timber Repairs/Bats**: If external roof timbers around eaves require replacing, these are to be replaced like for like and gaps retained for potential bat access.	**-**	**-**	Refer to Protected Species Survey report.
I.	**Services**: Remove overflow pipes from water tanks. Install propriety flush vents serving soil-vent-pipes & kitchen/bathroom/shower room extracts.	**-**	**-**	To minimise vents installed though external walls. Discreet ventilator slates which are inconspicuous.
4.5.2 - GUTTERS AND RAINWATER GOODS				
A.	**Generally –** *Mixture of historic cast iron and modern plastic rainwater goods.* Inspect, repair and redecorate cast iron rainwater goods as required. If in poor condition replaced with factory finished/epoxy painted earless-collar downpipes utilizing non-ferrous fixings. Modern plastic rainwater goods to be replaced like-for-like as required. Where minor reconfiguration of rainwater goods is proposed, this will be carried out in like-for-like materials.	**-**	**SD.1**	Repair / renew if in poor condition.
B.	Install new cast iron down pipe adjacent to the proposed new WS.12, as **4.5.2A** above.	**-**	**-**	
4.5.3 - CHIMNEYS				
A.	**CH.1 - CH.6**: Repoint chimney stacks. Re-bed and re-flaunch pots as required. Re-fix flashing and lead saddles. Extra over - renew lead soakers & flashing to LSA details.	**CC.2**	**SD.1**	Repair.

CONDITION, PROPOSALS and REPAIR METHODS				
Item	***Proposed alterations***	***Condition*** / **Significance**		***Mitigation / justification***
B.	**CH.02 & CH.06**: Adapt as necessary to accommodate stainless steel flue liners for wood burning stoves.	-	-	**BS EN 1856-2:2004** flexible ss liners – reversible.
C.	Bespoke enamelled stainless steel solid fuel bird-guards.	-	-	**BS EN 1856-2:2004 -** reversible.
4.6 - EXTERNAL WALLS - P/135-138 - GENERALLY				
A.	Refer to Sine Aequalis report for structural condition and repair proposals.	**CC.2**	**SD.1**	
B.	**Cleaning Masonry**: *The masonry is heavily soiled in areas.* **Steam cleaning** (+poulticing) is very effective at killing and preventing re-growth of some organic growths. Removal of harmful deposits or applied materials from the fabric in order to slow down the rate of decay; [biological growths; efflorescent salts; bird-fouling; redundant sealants/metallic staining].	**CC.2**	**SD.1**	Repair. **BS 8221-1**:2000; **BS 8221-2**:2000 Code of practice for cleaning and surface repair of buildings. Surface repair of natural stones.
C.	**Masonry repairs**: *Individual stone heavily weathered.* **EN 12407:2007** - microscopic examination to determine petrography. Dismantling masonry for reuse / masonry replacements and insertions / crack stitching to prevent ongoing weather tightness, longevity concerns and repairs following removal of external services.	**CC.2**	**SD.1**	Repair. **BS 8221-1**:2000; **BS 8221-2**:2000 Code of practice for cleaning and surface repair of buildings. Surface repair of natural stones. **BS EN 771-6** [Code of Practice for Stone Masonry - work on site]. **BS EN 12440 (2008)** - Natural stone. Denomination criteria.
D.	**Mortar**: *Heavily decayed in some areas.* Repoint stone work as necessary with lime based mortar to match existing original.	**CC.2**	**SD.1**	Repair. **BS 8221-1**:2000; **BS 8221-2**:2000. Code of practice for cleaning and surface repair of buildings. **BS EN 459 -1 (2015)** Building Lime - Pt.1 Definitions, Specifications and Conformity Criteria. **BS EN 16572 (2015)** - Conservation of cultural heritage.
E.	**Repointing/Bats**: During repointing on larger recess over 100mm, wooden batten inserted and then removed during curing to retain potential bat access points.	**-**	**-**	Refer to Protected Species Survey report.
F.	**Services**: New wall penetrations for boilers and ventilation to bathrooms/kitchens - as indicated on drawings.	**-**	**-**	
4.6.1	**NORTH [NE] ELEVATION - P/136**			
A.	**New window WS12**: Carefully cut out and form a new window opening matching existing WS.06. Build/repair masonry with stainless steel fixings and hydraulic lime mortar. New masonry - see item **4.6C&B** above. Install new cast iron down pipe – see item **4.5.2B** above.	**-**	**-**	The insertion of new window to provide natural light to S11 is seen as insubstantial harm as the dormer roof & window will look natural as part of the historic development of the building matching the phase 3 C1898 changes to roof/windows.
B.	**Retaining Wall above DG.03**: *The top of the existing wall is in poor condition. The wall was adapted to line up with the roof of the outbuilding around 2007. Railings & reed screen to hid the bin location.* The roofs behind the wall will be demolished to accommodate car-parking. Top of the wall to be rebuilt to follow the car-parking level to	**CC.2**	**SD.1** **SD.3**	To repair the wall and to enhance its appearance.

CONDITION, PROPOSALS and REPAIR METHODS				
Item	***Proposed alterations***	***Condition***	**Significance**	***Mitigation / justification***
	the east elevation - this will involve raising northern end of the wall and reducing the height to upper part of the southern end. To top of the wall install metal balustrading [painted in dark recessive colour] or E/O bead blasted stainless steel.			
C.	**Ground Levels**: External ground levels have risen over the years affecting some of the joinery to this elevation. Proposals to lower the level avoiding historic joinery to WG.05a+b & DG.02.	**CC.3**	**SD.3**	Lowering the level to mitigate harm to the fabric of the building.
4.6.2	**EAST [SE] ELEVATION - P/137**			
A.	Partial demolition of **boundary low wall** and low roofs over the service rear area to enable the creation of 6 no. car parking spaces & bin area.	**CC.3**	**SD.1**	
B.	Demolition of the modern **steep ramp** and balustrading.	**CC.3**	**SD.1**	
C.	Removal of **Oil Tank**.	-	-	
D.	**Door DF.01** - see item **4.2F** above. Stone repairs to jambs.	**CC.1**	**SD.2**	
E.	**Window WS.07** - see item **4.3G** above. Stone repairs to jambs.	**CC.1**	**SD.2**	To comply with Building regulations requirement for smoke vent.
F.	Form a **new flat roof** over rear service/office area to allow for car parking and bin storage. Flat roof comprising reinforced concrete, insulation and water proofing. Finish in resin bound gravel – aggregate colour to match external wall.	**CC.1**	**SD.3**	Removal of existing modern roofs and steep ramp will enhance this elevation and allow for parking to be away from Broad Walk.
G.	**Balustrading**: New metal balustrading [painted in dark recessive colour] or E/O bead blasted stainless steel.	-	-	
4.6.3	**SOUTH [SW] ELEVATION - P/138**			
A.	Repairs as above **4.6A-F**.	-	-	
4.6.4	**WEST [NW] ELEVATION - P/323**			
A.	**Balustrading & Ramp to front door DG.01**: *Fixings to the balustrading are rusting and causing staining to the wall with a steep ramp.* Remove balustrading and ramp. Clean wall as item **4.6B**. External levels will be adjusted to provide a better graded access to DG.01.	**CC.2**	**SD.2**	Repair. **BS 8221-1**:2000; **BS 8221-2**:2000 Code of practice for cleaning and surface repair of buildings. Surface repair of natural stones.
4.6.5	**SECTIONS - P/143 & 144**			
A.	All repairs and alterations illustrated on the sections are cited in the above plans and elevations and elsewhere within this schedule.	-	-	
4.7	**SERVICES**			
A.	**Heating**: *Currently the building is heated with radiators from an oil fired boiler and topped up with gas fires in most rooms.* Proposed: ▪ Gas fired boilers to each unit. ▪ Ground Floor - Hot and cold water distribution & heating pipework run in insulant zone of ground floor construction. ▪ First & Second Floor - electrical under floor	-	-	Efficient and well insulated distribution.

CONDITION, PROPOSALS and REPAIR METHODS				
Item	***Proposed alterations***	***Condition*** / **Significance**		***Mitigation / justification***
	heating to bathrooms and radiators to remaining rooms.			
B.	Re-wire to **BS 7671** The Wiring Regulations.	-	-	Enhanced visual amenity - efficiency and fire safety.
C.	Revised foul and rainwater drainage	-	-	Enhanced visual amenity by removing foul services from elevations.
D.	Water recycling.	-	-	Water conservation.
E.	Install fire alarm system	-	-	Fire safety
F.	Install security alarm systems	-	-	Security
4.8	**LANDSCAPE / ACCESS - P/110-111**			
A.	**DG.01**: See 4.6.4A above. Remove existing steep ramp and balustrading. Improve the level threshold at the entrance door.	**CC.1**	**SD.2**	Improve access in line with **BS 8300**. Where possible create **barrier-free design**. Homogeneous levels/paving / **barrier-free design** protected by recessed drainage-channels. Ref **BS 8300:2001**. ***English Heritage - Easy Access to Historic Buildings***
B.	**Door DF.1** Rear entrance access***:*** *Existing access from Hartington Road is via a steep ramp, poorly constructed.* Although the new access to DF.01 will be level from the car parking area, change of level has been moved internally.	**CC.2**	**SD.3**	Due to the nature of the historic building it is not possible to have level internal access to all parts of the building. Level access can be achieved only at ground floor Flat 1 & Flat 2.
C.	Improve surface water drainage.	-	-	
D.	**NE Garden**: Enhanced landscaping. Re-create a garden adjacent to Fountain Street as shown on 1879 historic plans. Reconfigured area of landscaping. Reduce level changes, providing a better relationship to the house and create a flagged level area for seating accessed from DG.02. Rebuild external steps from Fountain Street, on new concrete base with gritstone edging and bound gravel top finish. Replace handrails with metal balustrading [painted in dark recessive colour] or E/O bead blasted stainless steel.			Improved access for all; enhanced visual amenity and improved construction relationship to buildings to prevent damage.
E.	**SW Garden**: Enhanced landscaping. Reconfigured area of landscaping. Reduce level changes, providing a better relationship to the house and create a flagged level area for seating - access from DG.09. Replace existing garden shed with a shed against an extended existing fence.			Improved access, enhanced visual amenity and improved construction relationship to buildings to prevent damage.
F.	**Trees**: Refer to Cheshire Woodlands' Arboricultural report. Remove 2no. Lawson's Cypress trees [G1] to the rear area overlooking Hartington Road. Also remove 2no. conifers to the SW garden as they are leaning towards and too close to the building.			These trees do not reflect the historic landscape of the area and do not contribute positively to the setting of the house. They are too close to the building/retaining walls affecting their stability.
G.	**External Lighting**: Lighting to be low level and/or inwardly directed. All lighting to have user controls.	-	-	To provide security and safe access, with limit light spill.
H.	**Finish**: Replacement of white stone chippings to northern garden and areas of tarmac to front/western area and car-parking, with permeable resin bound gravel.			Enhance visual amenities, easier to maintain & longer lasting.

OUTLINE NEW JOINERY SPECIFICATION

- ***Forest Stewardship Council*** certified BS EN 335-1 Class 4 or BS EN 350-1 1 durable/very durable.
- The Joinery decorated with 12-30 year guarantee - extended performance warranty micro-porous paint- NB - all components dry fitted in workshop in advance of protective coatings and finishes. Colour of joinery and ironmongery to be confirmed.
- Constructed to BS 644: 2012. Fully factory finished and factory glazed with slim-profile thermal glazing utilizing machine drawn glass.

FINISHES

There is a European wide trend to move towards solvent free coatings. In addition, coatings that are non-petrochemical based are also seen to be attractive. Both lime-washes and silicate paints are preferable in this respect to either solvent borne or aqueous acrylics and other resin based systems as they also allow the structure to breath.

As with lime-washes, silicate paints soak into the underlying material, but in addition the potassium silicate binder chemically reacts with the mineral underlying material to form a microcrystalline silicate bond which is insoluble.

Surviving joinery, fittings and historic paint schemes are to be preserved and consolidated. Further discussion and analysis is required to select appropriate paint chronologies when multiple early schemes exist within rooms.

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 the access arrangements.

The proposals have been guided by the following documents and standards:

- The Equality Act 2010
- 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 Derby House have been carefully designed to offer maximum possible accessibility for residents and visitors, within the constraints of the site location and the listed building fabric.

The below provides and 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

Derby House is located in a central location in Buxton, Derbyshire. Sheffield, Manchester and Stoke-on-Trent are all within 30 miles by road.

5.2.1 Railway:

Derby House is well located for rail travel, being approximately 9 minutes' walk from Buxton train station. Amongst other routes, hourly direct services operate between Buxton and Manchester, offering many onward travel options.

Macclesfield train station is approximately 30 minutes from Buxton by car or bus, from which onward travel is available on West Coast Mainline services amongst others.

5.2.2 Bus / Coach services:

Numerous bus services operate from Market Square in Buxton, approximately 3 minutes' walk from Derby House. These include local services to Manchester, Manchester Airport, Macclesfield, Stockport, Ashbourne and Derby, and a National Express coach service operating between London and Manchester.

5.2.3 Air travel:

Manchester Airport and East Midlands Airport are accessible by car in less than 60 and 80 minutes respectively, with public transport alternatives available in both cases.

5.2.4 Cycling:

Cycle access is readily available to the immediate environs using the road network. The popular Tissington and High Peak cycle trails start at Parsley Hay, several miles to the South of Buxton.

Covered, secure communal cycle parking will be provided within the ground floor level of the building, in rooms G22-G24.

5.3 ACCESS & PARKING

5.3.1 Vehicular access

Derby House is situated immediately adjacent to Hartington Road, which runs along the South-East boundary of the site, and an offshoot from Fountain Street, which runs along the North-East boundary of the site. Vehicular access to the site is unrestricted.

5.3.2 Existing parking arrangements

During the building's former use as a residential care home, three off-road parking spaces were in use at the Northern corner of the site.

This parking provision falls short of the recommendations of Appendix 1 of the High Peak Local Plan, which would have required 9 parking spaces (based on a calculation of 2 spaces for 25 bedrooms plus 1 additional space per 4 bedrooms), resulting in a shortfall of 6 spaces.

'Single yellow line' parking restrictions exist along the North-West side of Hartington Road and to the bellmouths of the Hartington Road / Fountain Street junction, however there is unrestricted parking along the South-East side of Hartington Road, and for the full extent of the Fountain Street offshoot.

5.3.3 Proposed parking arrangements

The proposed residential conversion of the building will result in two 3-bed apartments and four 2-bed apartments. The parking provision required to meet the recommendations of Appendix 1 of the High Peak Local Plan would be 10 spaces (2 per 3-bed apartment and 1.5 per 2-bed apartment).

An assessment of possible parking locations and arrangements has been carried out in order to determine the maximum parking provision which can be created with the minimum impact. This assessment has indicated that the preferred location for car parking is along the South-Eastern edge of the site, away from the more sensitive North-West elevation with its' relationship to Broad Walk and Pavilion Gardens.

The South-Eastern part of the site, located between Derby House and Hartington Road, currently houses a variety of minor buildings formerly used for various storage and ancillary purposes, a heating oil storage tank, and a ramped access bridge with bin storage area linking to the first floor of the building. Whilst partially concealed behind the stone boundary wall, the overall appearance of this part of the site detracts from the character of the building and the surrounding area.

The proposals will therefore create six new parking spaces along the North-Eastern boundary of the site, accessed directly off Hartington Road, in an arrangement similar to that already evident at the neighbouring Sandringham Court, immediately to the South-West. The existing modern ancillary buildings and structures will be removed, and a new parking area constructed at the same level as Hartington Road. Hartington Road is of a sufficient width at this location to provide 6 metres of manoeuvring space for vehicles reversing out of the proposed parking area.

The proposed provision of 6 parking spaces falls short of the Local Plan recommendations by 4 spaces, however the resulting shortfall is an improvement over the former shortfall of 6 spaces, and is the maximum amount of parking which can be accommodated in this location without impacting the existing mature trees (for further detail refer to section 5.3.4 below).

The existing parking area in the Northern corner of the site will be removed. This will free up one additional on-street parking space in the area currently used to access the off-street parking, further reducing the effective shortfall in parking spaces.

Single yellow lines are present along section of Hartington Road where the proposed off-street parking is to be located, so there will be no reduction of existing parking provisions in this area.

Whilst there will be some minor loss of historic fabric through the removal of part of the existing boundary wall, this will be mitigated through the general enhancement to the character of this part of the site. The proposed parking will be substantially concealed from Broad Walk and Pavilion Gardens through the natural changes in site levels, and by Derby House itself.

The first floor door on the South-East elevation of Derby House will be reconfigured to allow access from the car parking area into an entrance lobby at first floor level, which provides access to all six apartments.

5.3.4 Arboricultural Impact of proposed parking arrangements

There are two mature lime trees present within and adjacent to the Eastern corner of the site. The arboricultural survey carried out by Cheshire Woodlands (dated 16.08.2017) has assessed these as Category 'A' (BS 5837), therefore having high amenity value. In order to achieve more than 6 parking spaces, these trees would have to be removed. The proposals are therefore limited to 6 spaces.

Whilst the new parking area will be located within the calculated Root Protection Areas for both trees, it will not extend beyond the extent of the existing ancillary buildings already located within the RPA's, therefore the impact on the RPAs will be no worse than the existing situation. The crown of tree T2 appears sufficiently high that no crown lifting should be required in order to accommodate the proposed parking.

The two Lawson's Cypress located immediately adjacent to the proposed parking area will be removed, however these have been assessed as Category 'C' (BS 5837), therefore having low amenity value. Their close proximity to the adjacent stone wall is likely to result in future distress to both the trees and the wall.

5.3.5 Level Access to the building

The complex site topography and multiple split floor levels internally constrain the opportunities to provide level access both to and within the proposed apartments without affecting the character of the historic building. The proposals are aimed at providing access improvements where these can be achieved with minimal impact.

Ramped access is currently provided to the ground floor door on the West elevation, and the first floor door on the East elevation, however this is by way of ramps at gradients of 1 in 5 and 1 in 6.5 respectively, neither of which are compliant with current accessibility standards. Accessibility improvements are proposed to both these entrances.

The proposed parking area will provide level access into a sheltered entrance lobby at first floor level, which then provides access to all the proposed apartments. Whilst subsequent access to the entrance door of each apartment is stepped, the shared entrance lobby arrangement will simplify initial access into the building.

The existing ramp to the ground floor door will be removed, and the external ground levels adjacent to the West elevation will be adjusted to provide level access with a maximum gradient of 1 in 21 from the North and West corners of the building, up to the door. Whilst the surrounding site levels prevent fully compliant level access being achieved from the site boundary without unacceptable visual impact, these proposals will considerably improve access to the ground floor. Both ground floor apartments have level access from this door, and do not incorporate internal changes of level.

Suitable level thresholds will be provided at both entrance doors.

Whilst beyond the scope of this application, a designated parking space could potentially be established at the North-Eastern end of the Fountain Street offshoot, if required to provide accessible parking for one of the ground floor apartments.

5.4 ACCESS FACILITIES WITHIN DERBY HOUSE

5.4.1 Level access within the building

Both ground floor apartments will benefit from level access from door DG.01 on the West elevation, and do not incorporate any internal changes in level.

The split first and second floor levels prevent level access being achieved within these apartments; however minor improvements will be gained through any new stairs and steps being compliant with current Building Regulations.

Any further improvements to access would be detrimental to the character of the historic building and have therefore not been pursued.

5.4.2 Internal surfaces and colour

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

Internal colour schemes will be developed to meet these requirements where possible, whilst remaining appropriate for their historic context.

5.4.3 Electrical services

The mechanical and electrical services within the building will be replaced complete. Where possible within the constraints of the listed building fabric, these will meet current accessibility standards (for switch and socket heights, for example).

End.

6. SUSTAINABILITY and ENVIRONMENTAL SERVICES

6.1 Existing Environmental Service and Thermal Performance

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

6.2 Compliance with National Planning Requirements

Derby House is a Grade II listed structure; in response to this a sensitive and appropriate approach has been adopted particularly regarding the aesthetics and functionality of the building within the context of the general improvements.

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"

6.3 Compliance with Building Regulations

The nature of the listed historic building limits the measures which can be reasonably taken to improve thermal performance. The scheme will be designed to provide an energy efficient approach with consideration to achieving practical and cost effective mechanical and electrical service solutions.

The thermal performance of the building will be improved by fitting draught stripping to retained existing windows, constructing insulated floor slabs to the entire ground floor, and fitting loft insulation to current standards in all accessible roof voids.

Further thermal upgrade works beyond these are unlikely to be economical and have therefore not been pursued.

6.4 Mechanical Services

6.4.1 Heating and domestic hot water services

Preliminary strategies and proposals for heating and DHW services are outlined here, but no detailed design work has been carried out. The final proposals will therefore be subject to change, but will be developed to minimise impact on the historic fabric.

The property is currently connected to mains gas, but heated via oil-fired boilers served by an oil storage tank [located in the Southern corner of the site] and gas fires in some of the rooms.

The existing oil heating infrastructure is to be removed in its entirety, including all appliances.

The existing gas infrastructure is to be removed in its entirety, including the meter currently located in the kitchen (G13). The utility supply will be re-routed to a new communal entry point in room G23, with the new supply being sized to suit the heating and hot water loads for the entire building.

A dedicated gas boiler will be installed to cater for heating and hot water provision in each apartment, with a further boiler serving the office accommodation.

Final proposals for gas pipework routing and meter positions are to be agreed. External gas risers have been indicated on the proposed North and South elevations, to serve boilers located within the kitchens of each apartments, however options for internally routed gas pipework will be explored.

Ground floor apartments will feature underfloor heating. Apartments on the first and second floors will be heated by discreetly positioned radiators, other than bathrooms which will be heated by electrical underfloor heating.

Communal areas will be heated using individual electric night storage heaters, located as discreetly as possible and sized to provide an appropriate level of background heating.

6.5 Mechanical and Natural Ventilation

Mechanical extract ventilation will be provided to kitchens, utility rooms and bathrooms via individual extract fans, in accordance with Building Regulations. Ductwork is generally to be routed through redundant chimney flues / service risers / proprietary low profile slate ventilators at roof level.

6.6 Electrical Services

Derby House is currently served by a three-phase electrical supply. The supply will be relocated to room G23, and upgraded as required to suit the proposed loads for the entire building.

The existing electrical installation will be removed in its entirety, and the building will be re-wired to provide Building Regulations compliant lighting, small power, and fire / carbon monoxide detection infrastructure and fittings.

Complementary wiring will also be installed to serve telecoms, TV / satellite and other multimedia services as appropriate. Television aerials and satellite dishes will be located as discreetly as possible.

All wiring routes will be concealed.

Positions of luminaires, switches, sockets and other electrical accessories will be assessed in order to minimise impact on the historic fabric.

6.7 Thermal Mass, Solar Gain and Solar Control Systems

The historic nature of the building fabric has limited opportunities to leverage thermal mass, solar gain or solar control strategies without disproportionate cost or impact on the fabric or character of the building, therefore these have not been pursued.

6.8 Drainage

6.8.1 Rainwater Disposal

The exact arrangements for rainwater disposal and the condition of the below ground infrastructure are not known in their entirety; however the proposals will not materially affect the current arrangements for rainwater drainage from roofs, which are understood to perform adequately.

Permeable paving options have been assessed for the proposed parking area, but discounted due to the presence of the accommodation located underneath the parking area. The overall drained area of hard surfacing will not be increased through the construction of the parking area, the footprint of which is already occupied by existing ancillary buildings and hard surfacing. If required, a slot drain will be introduced along the perimeter of the parking area, and connected to the drainage infrastructure within the site, to prevent run-off onto the highway.

Where new areas of hard surfacing are introduced around the building, in lieu of areas which are currently permeable (e.g grass or planting), the new hard surfacing will also be permeable (e.g SUDS permeable resin bound gravel).

The proposals for the disposal of rainwater beyond the site boundaries will not be changed.

6.8.2 Foul Drainage

The exact arrangements for foul drainage and the condition of the below ground infrastructure are not known in their entirety, however it is understood that the current infrastructure performed adequately to serve the former residential care home use.

The overall load on the below ground foul drainage network is not anticipated to be materially greater to that previously experienced, and may in fact be somewhat reduced based on the relative occupancy levels and natures of the building use. The existing below ground drainage will require reconfiguration to suit the layouts of the proposed apartments, at which time the existing drainage will be inspected, and if required repaired or replaced appropriately.

Where possible, external SVPs and branch pipework will be removed and replaced with internal SVPs, discharging to new below ground drainage runs, and ventilated through low profile proprietary slate ventilators at roof level, or internal air admittance valves as appropriate.

Preliminary proposals for additional inspection chambers and drainage runs are indicated on the proposed drawings, however these will be subject to change dependent on additional drainage surveys and final design of new drainage infrastructure.

The proposals for the disposal of foul waste beyond the site boundaries will not be changed, and this will continue to discharge into mains drainage as existing.

6.9 Refuse Disposal

Based on Derbyshire County Council's requirements, the bin provision for the proposed apartments should be as follows:

- 240 litres of general rubbish per unit per fortnight (therefore 1440 litres total)
- 240 litres of recycling waste per unit per fortnight (therefore 1440 litres total)
- 240 litres of green waste per fortnight (therefore 240 litres total)

A number of options have been assessed for suitable bin provision with minimal impact. The solution with the lowest impact is to provide communal bins located alongside the proposed parking area to the South-West of the site. From here the bins can easily be emptied without residents needing to move them to the kerbside on collection days.

1 x 1100 litre bin and 1 x 360 litre bin will be provided for general rubbish, and the same provision for recycling waste, resulting in 1460 litres capacity for each type of waste.

A minimum requirement of 240 litres for green waste has been established; however there is sufficient space for this capacity to be increased. Accordingly, a 360 litre bin will be provided for green waste.

6.10 Builder's Work In Connection With Services

In order to minimise disturbance to the historic building fabric (both physically and aesthetically), careful consideration will be given to the routing of new mechanical and electrical services, which will be distributed as discreetly as possible, and concealed in all locations where this can be feasibly achieved.

End.