

Application for Listed Building Consent

Property – 8 Eagle Parade, Buxton

Applicant – Hyde Brewery

Description of the Site

The property is situated at 8 Eagle Parade, in the centre of Buxton. The terraced property can be found over three floors plus cellar with the Public House occupying the ground floor and residential apartment on the remaining floors (former Hotel). The property is accessed off the main highway/ public car park with the entrance door to the residential apartment to the right hand side. The rear of the property is accessed off the rear service road – near Eagle Street. The Former Eagle Hotel is Grade II was constructed circa 1760 as a coaching house now a public house, shops and flats. A map showing the building location can be found in Appendix 1.

Listed Building Consent

The Building is in need of minor repairs which would be required urgently to alleviate the problem which are listed below.

Firstly, there is severe moisture ingress causing a number of apartments to be inhabitable. This is due to the roof, guttering and render to the rear of the property. The works will try to salvage as much of the existing roof slate tile as possible, however we anticipate a 50% replacement with like for like tiles. The rear annex is currently roofed in fibre cement tiles, we propose to remove these and replace with slate, which will be more in keeping with the remaining property. The roof will be lined with a breathable membrane to assist the internal condensation issues.

Another cause for concern in relation to the leak, is the guttering, this appears to be too small for purpose. We proposed the installation of a deep flow water system to correctly route the water away from the rear of the building and contribute to diminishing the leak.

Due to the above factors, the render is in need of serious attention. The type of render as existing appears to be trapping in water. We propose a removal of this and a new K Lime render applied which will be breathable, with a stone base. In this area we will also require cleaning of the building using a Jos system.

The existing redundant fire escape to the front elevation is facilitating moisture ingress and promoting dry rot to the interior of the building. This is also harvesting a pigeon infestation and health risks associated with the pigeon guano. There is also associated splash back from the landing/steps causing saturation to the stonework. The dilapidated fire escape is not required as we have a number of suitable and compliant means of escape, we propose this to be removed in its' entirety to eliminate health issues and moisture issues to the building.

Accessibility

The existing entrance doors are to be retained with no alterations, therefore this remains unaffected.

Use

The existing use of public house, shops and flats are to remain. The proposal is in keeping with the surrounding buildings and the designated use class remains unaffected.

Appearance

The external appearance of the building will be significantly improved to the front elevation with the removal of the dilapidated fire escape stairs, which is having a negative impact on the streetscape. To the rear, the new render and guttering will also provide a cleaner and fresh elevation.

Appendices

Appendix 1 – Site Location Plan

Appendix 2 – Proposal Photographs

Appendix 1 – Site Location Plan



Appendix 2 – LBC application proposal photographs



Photo 1 – View of roof to the rear of the property.



Photo 2 –Guttering to be replaced, impeding on window.



Photo 3- Existing Gutter system



Photo 4 – Rear render to be replaced with breathable render.



Photo 5 – Existing dilapidated fire escape to front elevation.