



High Peak Borough Council
working for our community



Conservation Response.

Date: 13/12/2022.

Application ref: HPK/2022/0376.

Case Officer: Rachael Simpkin.

Proposal: 'This proposal is to bring this empty hotel building back to life with the creation of 20 apartments. The existing frontage is retained unaltered and there are two small extensions to the rear elevation'.

Dear Rachael,

The Grove Hotel, Grove Parade, Terrace Road, Buxton, Derbyshire, SK17 6AJ.

Though I have no issue in principle with the revitalisation and reuse of the former Grove Hotel, I would like to ascertain further information as follows:

- What render is proposed to be used on the frontage?
- Will the existing render on the front elevation be removed prior to any repair works?
- Will there be any extraction installed in the en-suites/bathrooms?
- What works are proposed for the original frontage/entry, if any? Happy to advise.
- Will stone work lost/damaged due to the installation of new windows be rectified?

Other points I would like to make at this stage are:

- Where original laths have been lost on historic walling elements, these must be reinstated like-for-like.
- Where original windows remain in situ, in particular on the southeast portion of the site see elevation 'E007' on drwg: *Existing elevations – sheet 2*, these must be retained. The use of secondary glazing or shutters is appropriate to ensure comfort levels are met and Historic England Guidance is adhered to.
- The repair and renovation of the original decorative iron canopy running along the frontage must be included in the scheme as it is currently not applicable to the Buxton Heritage Action Zone project.

Kind regards

Miss E Holland.
Conservation Officer.