

Conservation Response.

Date: 22/03/2023.

File/Application ref: HPK/2022/0376 & 0377.

Case Officer: Rachael Simpkin.

Proposal: 'Full planning permission for 20 apartments and two extensions to the rear elevation' & 'Listed building consent for 20 apartments two extensions to the rear elevation'.

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

Dear Rachael,

I confirm receipt of the following revised drawings:

- *Grove Hotel 3D Massing P752 Rev B.*
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- *Grove Hotel D001 Ground Floor Amendments Plan_Rev A.*
- *Grove Hotel D002 First Floor Amendments Plan_Rev A.*
- *Grove Hotel D003 Second Floor Amendments Plan_Rev A.*
- *Grove Hotel D004 Third Floor Amendments Plan_Rev A.*
- *Grove Hotel D005 Roof Amended Plan_Rev A.*
- *Grove Hotel Elevations proposed Sheet 1 P700 Rev E.*
- *Grove Hotel Elevations proposed Sheet 2 P701 Rev C.*
- *Grove Hotel Proposed first floor P101 Rev D.*
- *Grove Hotel Proposed fourth floor P401 Rev D.*
- *Grove Hotel Proposed ground floor P001 Rev E.*
- *Grove Hotel Proposed roof plan P600 Rev B.*
- *Grove Hotel Proposed second floor P201 Rev D.*
- *Grove Hotel Proposed site plan P1000 Rev E*
- *Grove Hotel Proposed third floor P301 Rev D.*
- *Statement of existing fabric.*

The rear elevation as seen in *Grove Hotel 3D Massing P752 Rev B* makes for a more interesting and lighter combination of elements in terms of massing, allowing for the rear of The Grove to be both developed appropriately to suit the new function and enhance the building without posing undue harm. The drawing accompanying this; *Grove Hotel Elevations proposed Sheet 1 P700 Rev E* shows the revised glazed element containing new stair access that is seen to provide a level of enhancement to the rear elevation. The second 'infill' outrigger looks to compliment the former and original by mimicking its unassuming and neutral design and scales. These elements are now seen to be acceptable within the scheme.

I note a now up to date statement describing the physical fabric; *Statement of existing fabric*. Though more information would be required regarding:

- 1) Stone cleaning. This was not raised at the latest meeting and it should be approached with caution. Happy to confirm details. It would be imperative not to go ahead with such works until details are agreed.
- 2) Front door below canopy, main (traditional) entry and wood panelling. Still awaiting further details regarding the panelling.
- 3) Pleased the canopy is now being included as part of the project, though a full assessment of repair works required would be preferred, including a series of photographs to properly ascertain its existing status. I am concerned the information provided is not enough when considering it is one of the only surviving ornate canopies in central Buxton and to my knowledge it has not been addressed for conservation for some time.

To conclude:

I await further correspondence regarding points 1-3 above and am happy to continue to advise. I have no objection to the updated scheme.

Regards,

Miss E Holland.
Conservation Officer.