

Devonshire Dome – Buxton SK17 6RY– Listed Building Consent – Design & Access Statement



Design & Access Statement

Statement in support of a listed building consent application in relation to Devonshire Dome, Buxton SK17 6RY.

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1.0 Introduction

1.1 This design and access statement is in support of the listed building consent application submitted to Staffordshire Moorlands District Council, Concerning internal alterations for the polish of the entire pine plank Flooring. This report presents a summary of the relevant planning regarding listed buildings and conservation areas. Proposal is assessed in relation to the site significance within its historical context. This heritage statement should be read in conjunction with other documents submitted with the application.

1.2 The building is Grade II listed. The Heritage Statement, which is part of this planning submission, illustrates the relevant planning policies related to listed buildings and conservation areas, and appraises the impact of the proposal on the historic asset.

1.3 This submission includes:

- Photographs of the existing floor
- Site and Block plan
- Heritage Statement
- Design & Access Statement

2.0 Existing Building & Context

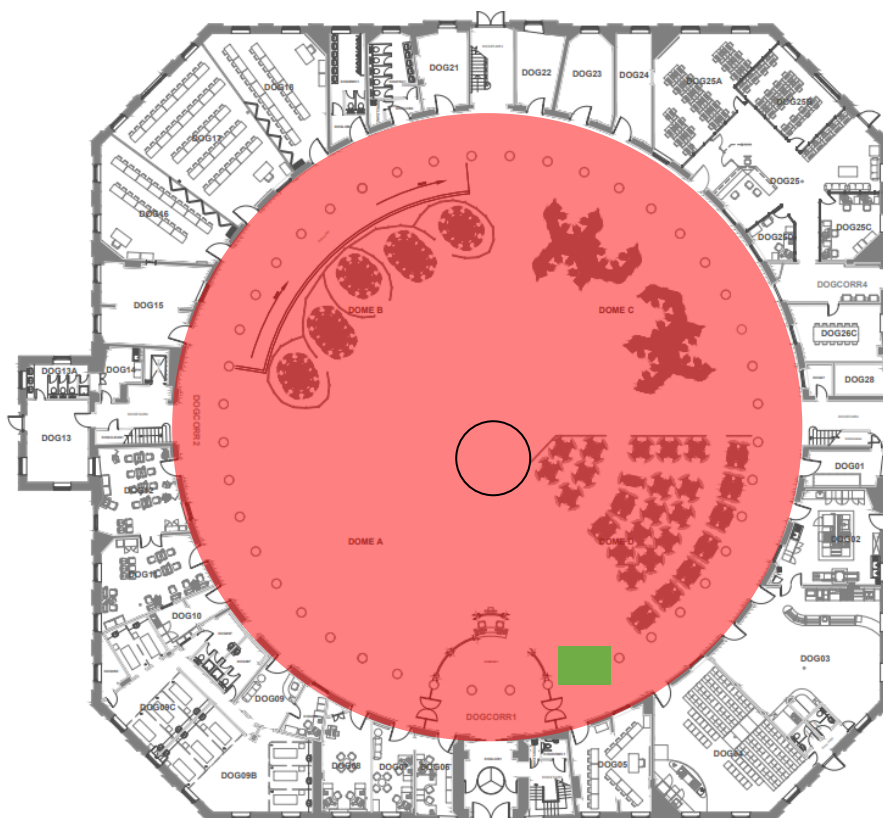
2.1 The Buxton Dome, also known as The Devonshire Dome, is a historic building located in Buxton, Derbyshire, England. It was originally built in the 18th century as the stables and riding school for the nearby grand Buxton Crescent Hotel, which was a popular destination for wealthy tourists seeking to take the waters from the town's natural thermal springs. Today, the Dome is a unique building that is used for a variety of purposes.

2.2 It is currently owned by the University of Derby and serves as part of its Buxton campus, which offers a range of courses in subjects such as hospitality, tourism, events management, and spa management.

2.3 The Dome houses a state-of-the-art spa facility, which is open to the public and offers a range of treatments and services. In addition to its use as a university campus and spa, the Dome is also a popular venue for events, conferences, weddings, and other functions. Its large, open space and unique architecture make it a popular choice for special occasions. Overall, the Buxton Dome is a versatile and important part of the town's history and culture, with a variety of uses that ensure its continued relevance and importance to the community.

2.4 The interior of the Dome is equally impressive, with a vast open space that can accommodate a range of activities and events. The space is often used for conferences, exhibitions, concerts, and weddings.

2.5 In recent years, there has been a project to refurbish the interior of the Buxton Dome. The project, which is being led by High Peak Borough Council and supported by funding from the National Lottery Heritage Fund, aims to transform the interior of the building into a modern, flexible space that can be used for a wide range of events and activities.



Ground Floor Plan as existing - Ref 1

Key:



Rejected sample
to be repaired.



Area of work

3.0 The proposal

3.1 The proposal is for the refurbishment of the existing ground floor, Ref 1. The floor is to be machine polished, and 80 grit paper is to be used to remove the existing lacquer only so that there is no impact to the heritage asset. Refer to ref 2

3.2 The applicant would like to refurbish the existing dome ground floor to extend the life of the timber floor. Refer to Ref 1 to see the area of works.

3.3 A specialist company would undertake the refurbishment on the floor. The Pine plank flooring would be cleaned using 120 grit papers in preparation to applying 2 coats of OSMO 3062 Matt finish for the first coat followed by a coat of Osmo 3032 Satin finish. The timber specialists will go north to south going with the grain of the timber, only removing lacquer off the timber. Refer to ref 2

3.4 Repair all knots within the timber planks by using sawdust and epoxy as advised by the timber specialist. Using this method will extend the life of the knots and return them to their original appearance.

3.5 Central piece decorative pieces that are loose will be repaired/ Replaced to match existing and the surface will be cleaned removing the black marks left by the adhesive tape. Refer to ref 2

3.6 A scheduled maintenance plan will be set in place to ensure the timber floor life span is extended reducing the chances of another refurbishment job.

4.0 Access

4.1 Access to the property will not be altered as a result of this application.

5.0 Conclusion

5.1 Refurbishing the floor can help strengthen and protect the floor making it more durable and resistant to wear and tear extending the life.

5.2 Any knots within the timber floor that have been lost due to wear and tear will be repaired using sawdust and epoxy.

5.3 Centre piece has a few chips and needs cleaning. This will be included within the repairs of the Dome floor.

5.4 Accordingly, the proposal would be in line with the relevant planning policies as illustrated in the Heritage Statement.

5.5 The timber will have its original colour returned, extending its lifespan.

5.6 A scheduled care plan between 12 – 18 months to ensure to reduce the chances of such a large refurbishment on the timber floor.

5.7 We therefore recommend these considered proposal for the council's approval.

1.Scope of work	2.Special competencies	3.Access and egress provisions	4.Materials & Equipment	5.PPE	6.Sequence of works
Machine polish entire timber floor area located in the centre of the Dome, using lightweight polishing machines and 80 grit papers to remove lacquer only. The Pine Plank flooring would then be cleaned using 120grit papers in preparation to applying 2 coats of Osmo Poly X Hardwax Oil. All cleaning/sanding would be carried out WITH the grain covering the floor by going in vertical lines North to south using machines with 4 x 150mm rotary pads attached. Knots within the timber planks have been lost so will be filled using sawdust and epoxy as advised by the timber specialist to restore them to their original appearance. Filling them rather than using plugs gives them a better appearance and life span. Central piece loose pieces to be repaired/Replaced to match existing by filling in the chipped areas and the very central piece to be replaced.	In house skilled employees would undertake works involved (SShakespeare 20yr, David Betmead 20yr, Duncan Morgan12mths& Ethan Round Appr.)	Arrival on site, introduction to the client, familiarisation with the building, escape routes, fire fighting equipment, alarms and muster points if required. Set up ready for the process to be undertaken.	Bona Belt UX 2 x Bona Flexisand, 2 x Festool Rotex 150mm to perimeter. 240v to be used on finishing process and must be used in conjunction with an RCD (circuit breaker). OSMO 3062 Matt finish for the first coat (this will fractionally help to suppress the natural "orange" colour of the pine) followed by a coat of Osmo 3032 Satin finish.	PPE relevant to the job in hand are to be used without question. Ear and hand (impact) protection at all times. Bona DCS 50 Dust Extractor on site. Knee pads when prolonged low level working	As all section No 3 Set up working area Complete works as instructed. Leave working area clear of tools and materials. Ensure all rubbish is removed from site and disposed of correctly. Ensure site is left secure on exit. All cleaning and sanding will be in 2 sequences by having the workers start opposite and Clean/sand with the grain, north to south and eventually meet in the middle.

Method Statement - Ref 2