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**THE OLD CLUBHOUSE PUBLIC HOUSE
WATER STREET, BUXTON, SK17 6XN.**

**PROPOSED INTERNAL ALTERATIONS AND REFURBISHMENT OF
THE PREMISES AT GROUND AND FIRST FLOOR LEVELS, AND
ALTERATIONS TO THE EXTERNAL PATIO AREA TO ADD A
NEW 4.0m X 4.0m UMBRELLA, NEW PAVING AND NEW WROUGHT
IRON RAILINGS TO THE STONE BOUNDARY WALL.**

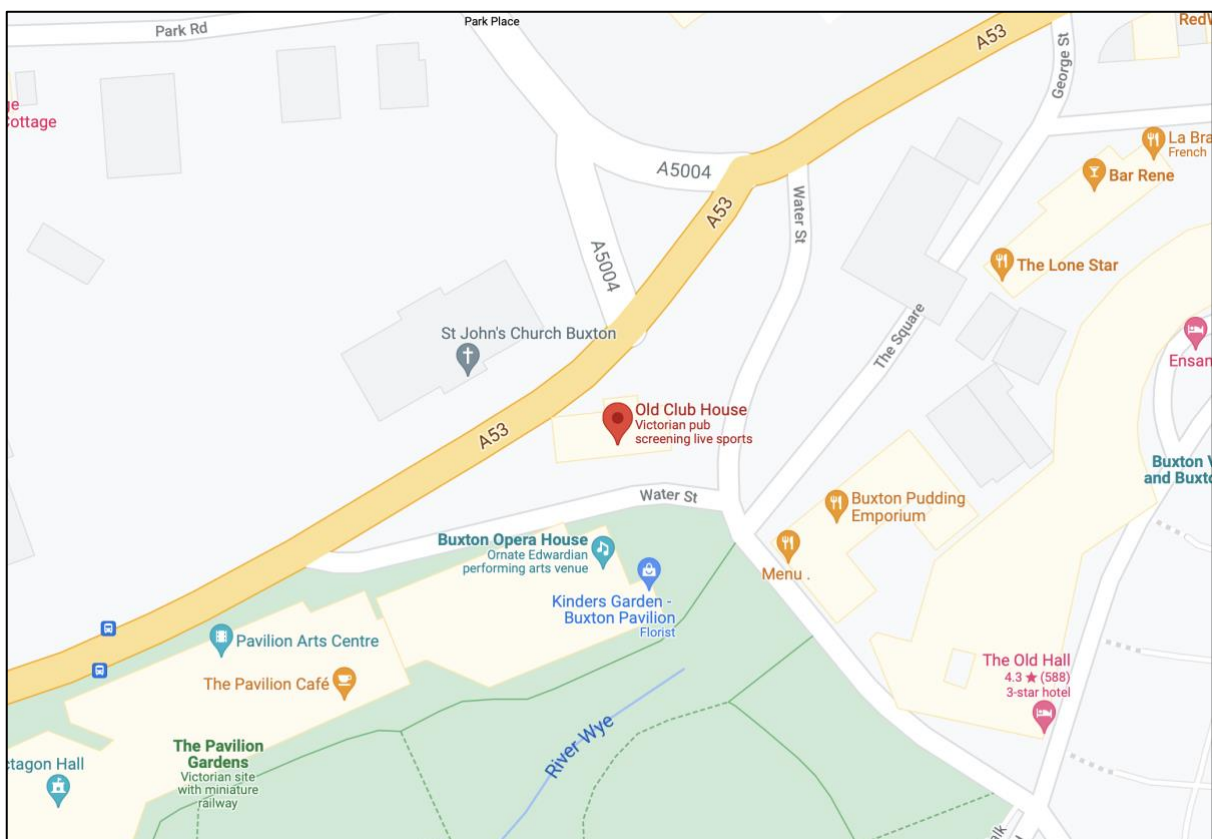


Introduction.

This Design and Access Statement and Heritage Statement accompanies a Planning and Listed Building Consent Application for proposed works to the outside areas around The Old Clubhouse Public House building.

The Old Clubhouse building is a Grade II Listed pub situated on Water Street and is located between St Johns Church and Buxton Opera House and is close to Buxton Park and the Pavilion Gardens. The site is within a Conservation Area and forms a characteristic part of the local street scene. The Old Clubhouse is popular with both locals and visitors to Buxton.

The building is over two storeys and has a traditional coursed stone wall construction with pitched roofs with Westmorland Slate coverings. Windows are painted timber box sashes, and doors are painted timber doors and frames. There are small areas around the perimeter of the site used as external seating space by patrons with timber patio tables.



The interior of the premises has undergone previous refurbishment and redecoration works in the past but still retains its traditional appearance with original decorative timber bar counters, stained glass screens and fireplaces with ornate mirror overmantels and decorative cornices, skirtings, dado rails and doors and door architraves.

The interior walls are finishes in a mix of painted surfaces and wallpapered surfaces. Floors are finished in a mix of timber boarding, carpet flooring, vinyl flooring, and tiled flooring.

Proposed Works.

The works proposed in this Planning and Listed Building Consent Application consist of a refurbishment of the interior of the premises at Ground and First Floor Levels, and minor

alterations to the exterior of the building with the addition of new lantern lights, and alterations to the existing customer patio area alterations or alterations to the external faces of the building proposed.

The proposed work consists of the following:

Ground Floor Area – Internal.

1. To carry out a minor refurbishment of the internal finishes of the main customer areas, with redecorations carried out to walls, ceilings, skirtings, and dado rails etc. The general redecorations will be carried out on a like for like basis, to surfaces that have previously been redecorated. Some walls will have new wallpaper finishes added, as shown on the accompanying application drawings. These new wallpaper finishes will be applied to previously redecorated finishes.

The redecoration work will retain all of the existing features of the interior of the premises, such as cornices, skirtings, dado rails etc.

2. Refurbishment of floor finishes throughout the ground floor areas, with existing modern carpet flooring, vinyl flooring and entrance matting removed, and new floor finishes added. Where wooden floors are present these will be retained, and will be sanded, re-stained and re-polished to give an improved appearance in keeping with the other redecorations proposed.
3. Alterations to reduce the size of the timber raised floor in the Dining Area, to bring a section of floor level with the main lower floor level. This work is being carried out to a timber constructed raised floor and will involve minor alterations to the timber raised floor structure. This raised timber floor is a non-original feature within the building. Where the raised floor is adapted, new timber balustrading will be added to the floor edge to fully match in with the existing balustrading, and the section of newly uncovered flooring at the lower level will have a timber floor covering added to match in with the surrounding timber floor area.
4. The formation of a new Glass wash area located between the bar counter and the kitchen area. This new area will be formed by adding new stud walling built up full height within the existing customer area and will have new glass washing equipment added. New vinyl flooring will be added in this area. The new glass wash area will be formed to take account of the existing building structure and does not involve any structural alterations to the existing building. The new stud walls will be scribed around existing skirtings and cornices and will be finished to match in with adjoining wall finishes.
5. Minor alterations to the existing Coffee Station within the 'Transitional' Area to relocate the existing worktop and units to the adjoining wall, along with the addition of a new timber and glazed screen between the worktop units and nearby accessible WC door. This is an alteration to modern additions to the building. The new units, worktop and screen will be of a traditional design and appearance and will be fully in keeping with the buildings interior. Where existing units are removed, any wall surfaces exposed will be redecorated as required to match in with the surrounding surfaces.
6. The addition of a new timber drinks shelf to the wall between the bar servery and kitchen. This is being added between new AWP games machines being introduced by the client in this area. The new timber shelf will be provided to be in keeping with

the style of the building interior and will be supported at the wall off simple metal angle brackets, and at the open end off a turned timber support leg.

7. Removal of a circular drinks shelf around an existing column in the dining area. This will remove a modern addition and is intended to provide additional floor space in this area used for dining. The existing circular column will be retained.

Ground Floor Area – External.

1. Alterations to the existing patio area to the east of the site, to extend the existing stone paved surface into an unused area of bark mulch. This is intended to add a small additional paved surface for customer seating in this area. The new stone paved surface will match in with the existing paving in this area.
2. The addition of new painted wrought iron railings to the boundary wall on the eastern boundary. The new railings will be added to be in keeping with the existing railings in this area and will be a similar style with decorative rail heads at two levels, and this vertical bar rails and railing uprights. New 40x40mm box section posts will be set into the top of the stone wall, with flat bar horizontal rails fitted between to provide the support for the vertical bar uprights. This new railing will painted black to match the existing nearby railings and is intended to provide a degree of enclosure to this area, whilst still leaving the area open to its surroundings.
3. The addition of a new 4.0 x 4.0m umbrella located in the patio area to the east of the site. This new umbrella will have a single central pole, and a square fabric canopy. The central pole will be set into a steel ground socket, which allows for the removal of the umbrella. The new umbrella is provided by a specialist supplier and comes with integrated infra-red heating and lighting.
4. Removal of some existing timber seating on the existing stone boundary wall to the east of the site, with new timber seating re-applied in the same area. This is intended as maintenance work to the existing dilapidated seating and is intended to improve the appearance in this area.

The sketch below shows the external patio area as described above and gives an indication of the look and appearance intended for this area.



5. The addition of new lanterns and curved support brackets above two existing entrance doors to the north and south sides of the building. These new lanterns will be supplied by specialists, and the lanterns and support brackets will be in a traditional style that is fully in keeping with the buildings appearance. The new lanterns will give off a subtle warm white colour glow.

The artists impressions shown below are intended to give an indication that our client is looking to achieve for the exterior of the building. Please note that the addition of new any new signage that is shown would be subject to obtaining the necessary approvals.



Water Street



St Johns Road

Mezzanine Floor Area – Internal.

1. To carry out a full refurbishment of the existing Ladies and Gents customer toilet areas. This will involve new wall and floor finishes and new sanitaryware to replace the existing. The toilet cubicles will have IPS back panels added to hide the toilet

cisterns. The existing gents toilet cubicles will be removed and replaced with new cubicle walls and doors. These alterations are being carried out to non-original features and will not involve alterations to the building structure.

First Floor Area – Internal.

1. Alterations to form new office and store areas. This work will be carried out in the existing unused Public Bar area at this level. The existing bar counter in this area will remain in place, and new full height stud walls will be added to form new storerooms and a new office. The new stud walls will be scribed around any existing skirtings, cornices, and dado rails etc., to retain these features in place. An existing walk-in fridge added in this area will be removed from the site. The new office and storerooms in this area are intended for management and staff use only, and the layout formed retains an existing bar counter in place, rather than removing it, which would allow for possible future re-use of this bar counter in the future.
2. To carry out a minor refurbishment of the internal finishes of the main customer areas, with redecorations carried out to walls, ceilings, skirtings, and dado rails etc. The general redecorations will be carried out on a like for like basis, to surfaces that have previously been redecorated. Some walls will have new wallpaper finishes added, as shown on the accompanying application drawings. These new wallpaper finishes will be applied to previously redecorated finishes.
3. Alterations to block up two existing window openings in the Ladies toilet area. This will be carried out by the use of timber stud and plasterboard infills to the existing window openings only, and existing windows will be retained in place. This work provides additional privacy to customers using these facilities.
4. The addition of new black out blinds, and a new ceiling mounted projector unit and screen in the Function Room. The new black out blind is intended to be retractable for use when the projector screen is required. The blinds cartridge brackets will be screw fixed into the wall reveals, and no fixings will be made into the window frames. The existing window will remain unaffected. The projector and screen brackets will be to specialist supply and will be screw fixed into the ceiling. No cornices or beams in this area will be affected.
5. Removal of the existing carvery unit in the Function Room. This is a freestanding unit in this area. Any making good works where this unit has been sat on the floor for a length of time will be to match in with the surrounding surfaces.
6. The existing handrails and balusters to the Function Room raised floor will be checked, and where required any loose balusters will be properly fixed in place.

Full details of the proposed works are shown on the accompanying application drawings.

The proposed works will retain all existing features such as cornices, skirtings, dado rails, stained glass screens and fireplaces with ornate mirror overmantels etc. The existing original bar counters will be retained. The works proposed to floor finishes is generally to modern floor finishes, and timber board flooring will be retained.

The above works are being proposed to further enhance the facilities offered to patrons of this popular Public House location within Buxton Town Centre and respond to the challenging commercial environment the operators are currently facing and will help to ensure the ongoing viability of the business into the future.

The nature and design of the proposed additions are intended to be sympathetic to the interior and exterior appearance of the premises, and its setting within the Conservation Area.

The site and premises will continue to operate as a public house, and no additional site areas are being created and all work is to be carried out within the current site boundary.

The proposed alterations will not have a negative impact on the current access provisions, both to the site or within the confines of the site boundary or building interior.

Listed Building and Conservation Area Details.

The Old Clubhouse is a Grade II Listed Building and is located in a Conservation Area.

Details of the listing entry taken from the Historic England website are details below:

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1257829
Date first listed:	31-Jan-1997
Statutory Address 1:	THE OLD CLUB HOUSE, WATER STREET

Location

Statutory Address: THE OLD CLUB HOUSE, WATER STREET

The building or site itself may lie within the boundary of more than one authority.

County:	Derbyshire
District:	High Peak (District Authority)
Parish:	Non-Civil Parish
National Grid Reference:	SK 05655 73527

Details

BUXTON

SK0573NE WATER STREET 616-1/3/86 (North side) The Old Club House

GV II

Marked on OS map as Union Club. Club house, now public house. 1886. Coursed rock-faced millstone grit with ashlar dressings and Lakeland slate roof with ornate terracotta ridge tiles, square louvred vent and stone stacks. EXTERIOR: 2 storeys. Chamfered plinth, moulded first-floor band, sill band and moulded eaves. Water Street front has irregular 7-window front. Slightly projecting 2-storey wing to centre has coped gable with band, kneelers and cross finial, to right doorway with double panel doors and overlight and to left 3-light cross casement, both openings segment headed with Tudor hoodmoulds. To left 2 pairs of plain sashes in similar surrounds. To right a single plain sash in similar surround then 2-storey canted bay window with 4 plain sashes in similar surrounds topped with battlements. Above to left gable wing has 2 pairs of plain sashes, and to left again 4 plain sashes. St John's Street front, single storey plus attic, has gabled projection to left with central pointed arch doorway with moulded surround flanked by single windows in similar surrounds. Above chamfered band and pair of plain sashes in moulded, pointed arch surrounds and a blind quatrefoil above. The gable has coping, kneelers and cross finial. To left plain sash and above gabled dormer window. To right off-centre doorway in moulded surround with pair of plain sashes to left and single plain sash to right, above another gabled dormer window. INTERIOR: though refurbished retains good quality original bars and fittings, including stained glass and fireplaces with ornate mirror overmantels.

Listing NGR: SK0565573527

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 463420

Legacy System: LBS

Application History.

The following Applications have previously been submitted to High Peak Borough Council for The Old Clubhouse site:

Application Number:	HPK/2021/0712
Application Type:	Listed Building Consent – Alteration.
Proposal:	Listed building consent for proposed alterations to the external customer seating areas around the Public House building to provide new seating, new timber framed shelter, new paved areas, new plants and new festoon lighting and timber support posts.
Decision:	Split Decision at Appeal ref APP/H1033/Y/22/3299236.
Appeal Decision Date:	09/01/2023.
Application Number:	HPK/2021/0711
Application Type:	Full – MINOR.
Proposal:	Proposed alterations to the external customer seating areas around the Public House building to provide new seating, new timber framed shelter, new paved areas, new plants and new festoon lighting and timber support posts.
Decision:	Split Decision at Appeal ref APP/H1033/W/22/3299229.
Appeal Decision Date:	09/01/2023.
Application Number:	HPK/2014/0631.
Application Type:	Advertisement Consent.
Proposal:	Proposed Signage - 3 Fascia signs & 1 Projecting or Hanging signs.
Decision:	Advertisement Consent – Approved.
Decision Date:	04/02/2015.
Application Number:	HPK/2014/0630.
Application Type:	Listed Building Consent – Alteration.
Proposal:	Listed Building Consent - Proposed Installation of New Fascia Signs and 2 Hanging Signs.
Decision:	Listed Building Consent – Approved.
Decision Date:	04/02/2015.
Application Number:	HPK/2012/0443.
Application Type:	No description.
Proposal:	Listed Building & Conservation Consent - New replacement external signage and lighting.
Decision:	Application Withdrawn.
Decision Date:	06/08/2012.

Application Number:	HPK/2012/0442.
Application Type:	No description.
Proposal:	Proposed New Signage & Lighting. Four Fascia Signs, 1 Projecting or Hanging Signs and 7 other signs.
Decision:	Application Withdrawn.
Decision Date:	06/08/2012.
Application Number:	HPK/2007/0810.
Application Type:	Listed Building Consent – Alteration.
Proposal:	Listed Building Application : Upgrade 3 no. and replace 2 no. doors.
Decision:	Listed Building Consent – Approved.
Decision Date:	04/12/2007.
Application Number:	HPK/2007/0328.
Application Type:	Listed Building Consent – Alteration.
Proposal:	Listed Building Consent for one permanent jumbrella.
Decision:	Planning Permission is not required.
Decision Date:	22/06/2007.
Application Number:	HPK/2007/0279.
Application Type:	Full – MINOR.
Proposal:	Erection of Jumbrella (large umbrella) with integral heating and lighting.
Decision:	Planning Permission – Refused.
Decision Date:	13/06/2007.
Application Number:	HPK/2006/0430.
Application Type:	Listed Building Consent – Alteration.
Proposal:	Listed Building Consent for new brewery sign.
Decision:	Listed Building Consent – Approved.
Decision Date:	26/07/2006.
Application Number:	HPK/2006/0429.
Application Type:	Advertisement Consent.
Proposal:	New brewery signage.
Decision:	No decision.
Decision Date:	26/07/2006.
Application Number:	HPK/2006/0234.
Application Type:	Listed Building Consent – Alteration.
Proposal:	Listed Building Consent for New Brewery Signage.
Decision:	Listed Building Consent – Refused.
Decision Date:	18/05/2006.
Application Number:	HPK/2006/0233.
Application Type:	Advertisement Consent.
Proposal:	Resubmission of HPK/2006/0056 for new brewery signage.
Decision:	Advertisement Consent – Refused.
Decision Date:	18/05/2006.
Application Number:	HPK/2006/0057.
Application Type:	Listed Building Consent – Alteration.
Proposal:	Listed Building Consent for New brewery signage.

Decision: Listed Building Consent – Refused.
Decision Date: 16/03/2006.

Application Number: **HPK/2006/0033.**
Application Type: Listed Building Consent – Alteration.
Proposal: Internal refurbishment works including formation of accessible w.c. and level access ramp.
Decision: Listed Building Consent – Approved.
Decision Date: 13/03/2006.