

From: [James Stannard](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2023/0545 - Conservation Officer comments 06 February 2024
Date: 06:52:26

Hi

Please see below comments from Conservation Officer in connection with HPK/2023/0545

Thanks

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel:
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Please note that my working days are Monday-Thursday

From: Emily Holland <> **Sent:** Monday, February 5, 2024
3:14 PM
To: James Stannard <> **Subject:** HPK/2023/0545

Hi James,

3 The Old Clubhouse, Water St, Buxton.

Objection.

- The proposed plans denote a 'chevron timber flooring' – is this original parquet flooring? It is not clear. The method of care including new polish colours will need revisiting if so. Clarity required.
- I am not confident about a 'jumbrella' with lights and heaters. This is a particularly sensitive area closely adjacent to the Opera House, the Conservatory, the Old Hall Inn, Pavillion Gardens RPG and 1-6 The Square which is Grade II*. A few high profile assets in the area, though not limited to, that have not been assessed in terms of setting and impact. I don't feel this generic oversized umbrella is sensitive to this core vicinity, and unfortunately looks to be additional clutter that does not enhance the Clubhouse, or sit subserviently in this location. I recommend its omission from the scheme in order to preserve the traditional open and relaxed feel of the pubs appearance and character, and in order to avoid harm on the setting of these assets.

Other items to note:

- There are a few specific items mentioned in the listing description with regard to internal features. It is mentioned in the proposed that the majority of the internal works to finishes are cosmetics like paints and wallpaper. Though I will mention the removal of any previous paints and wallpapers (I presume will occur part of the refurb?) during this needs to be made clear in order to avoid any over invasive methods, use of harmful chemicals etc and to prevent damage. It may perhaps be useful to have a brief summary of materials and methods for this element to ensure original timber joinery, detailing and moulding and associated items are not

lost or damaged during this process.

- A section of the existing and proposed glass wash area will provide more clarity and enable me to give a sound response. Why is it needed? There is little information surrounding this and I cannot envisage it.
- New wrought iron railings – is there any evidence they were the original conditions? Or are they brand new features? I cannot see clear and convincing justification for this currently. I also cannot see how this and new wall seats at the same location is feasible?
- Lanterns – there is one at the principal frontage above the main door, facing the Opera House. Though I don't see a need for one to the rear as well. The traditional form of this building is that its 'back' sits flanked to the road (A53) as always has done, with the impressive frontage turned away and hugging the open area at the front. It is therefore of historic interest that the conscious features and respective decorations are not *also* at the back. Uniformity is not found here. The rear is a substantially different elevation on purpose. Quiet, humble, and modest with some irregularities and the appearance of an unassuming building from this perspective, almost creating the air of exclusivity (as Clubhouses by name once in fact were); one that it can only be fully appreciated from the other side – the principal frontage. I do not see it as an enhancement or something that harmonises with the character of the building. I recommend its omission and a new lantern unit to the principal frontage only. Design, style, siting and attachment to be secured by condition.

I will await further information before providing final comment.

Thanks

In your communications with me please always quote the planning reference number if you have one.

Please note, due to work levels at this current time I may not be able to respond to your query immediately, however, I shall endeavour to do so as soon as possible.

Emily Holland. Principal Conservation Officer.
Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

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