
From: Rachael Simpkin
Sent: 14 February 2024 17:06
To: Planning (HPBC)
Subject: ref. HPK/2022/0376 The Grove, Buxton

From: Emily Holland
Sent: Wednesday, February 14, 2024 1:50 PM
To: Rachael Simpkin
Subject: The Grove, Buxton

Hi Rachael,

There is now identified, less than substantial harm for this scheme and in terms of scale it would be in the centre of this. Below includes annotation of action in **bold** to be completed by the applicant.

The proposed removal of building fabric is more extensive than realised. In order to reach a practical compromise to the loss of the Georgian stairs, I encourage an effort to counteract the harm from that demolition with this: The full ground floor foyer including panelling on the ground floor, doors, fittings and fixtures are to be enhanced and are to be retained as a way to alleviate the harm caused by this staircase demolition. With this I encourage retention of the cabinet to the wall on entry, to showcase some copies of the hotel's original floorplans and some copies of historic photographs of the building. (We have done similar things with another of Buxton's former Vic/Georgian hotels).

Unfortunately on the schedule of works for the panelling it is proposed it is simply stripped clean, and walls repainted. This does not have the character or special interest of the building in mind, is not contextual to its era, and I do not assess that as an appropriate alternative.

The use of the proposed '*intumescent paint 1 hour fire resistance*' as noted in the repair schedule can be extended to this area in light of this. Hotels of this nature have a traditional entry, often than not they are fairly grand. It is part of their identity and legibility of former use. It has been assessed as having medium significance. Complete with the restoration of the front doors and canopy, it is deemed a way to salvage what is left of this buildings character. This is not unreasonable or excessive.

With regard to the front doors, they are currently grey and I do not find the proposed colour black appropriate. I encourage options of regal greens be presented for choice in order to acknowledge the colours of the stained glass nameplate above.

Action: to now be included in the schedule of works:

- the retention of the panelling across ground floor level with the inclusion of fire resistant paint, other timber finishes after application to be explored.
- the retention of doors and respective fittings and fixtures with the inclusion of fire resistant paint, other timber finishes after application to be explored.
- repair and enhancement of the walling across ground floor with the inclusion of new paintwork, and plasterwork repair where necessary. New paintwork RAL code and type will need to be demonstrated where necessary.
- Repair and enhancement of flooring across ground floor area. Material type and colour TBC.
- The retention of the detailed joinery and cupboard to include within it copies of photographs and plans of heritage interest as described above.
- Update proposed colour choice for doors to be a regal green. RAL codes and paint type to be demonstrated.
- Detail of intercom type, colour/finish, size and placement to be made clearer. This should be shown in elevation for this area due to level of historic interest and character, additionally this should be subservient to the character of the frontage.
- Front door original furniture or fittings to be repaired cleaned and retained.

Canopy works.

1. Chosen colour for Canopy repaint.

Black is acceptable for the ironwork. **Action:** An RAL code and paint type will need to be demonstrated. Other repainting of detailed ornamentation on the canopy is to match existing – such as but not limited to the floral shapes, are emphasised with golds and silvers. **Action:** These RAL codes and paint type will need to be demonstrated.

2. Replacement glass panes.

Matching/Georgian wired glass samples will need to be demonstrated.

3. Temporary and long term solution.

Action: Both solutions need to be made clearer in terms of what is classed as ‘temporary, and long term’.

Action: include method/s of protecting both the glasswork, stained glass, and ironwork at the canopy from other works to the rest of the building and upper floors, during this project.

Pre-occupation conditions and other conditions to be addressed in due course.

To conclude;

There is identified, less than substantial harm for this scheme and in terms of scale it would be in the centre of this. However, assessment finds that there are benefits to outweigh this harm, and in addition provide further enhancement to the scheme. I advise the amendments as above are made in order to receive full support.

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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