

Proposed Installation of Gas Fuelled Central Heating System and Associated External Flue

Hall Bank Clinic, 1 The Savoy, Hall Bank, Buxton



Design and Access Statement
Heritage Statement
Heritage Features & Impact Assessment

Introduction

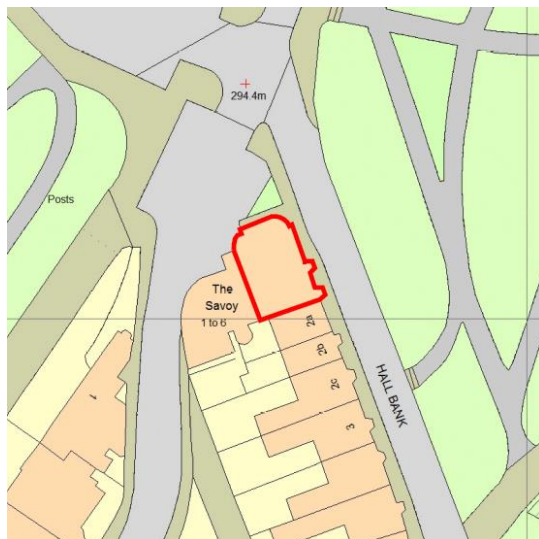


Figure 2: Site location plan showing site outlined in red.

(Figure 1 (to cover): Front elevation of 1 Hall Bank viewed from the junction of Hall Bank and Hartington Road).

The site is located on Hall Bank, Buxton, Derbyshire, at the junction of Hall Bank and Hartington Road. The site's most recent use at Ground Floor is as a podiatry clinic (use class E(e)). The building previously formed the Savoy Hotel and has recently been converted to private residences in the form of apartments to the upper floors. The area itself is a mix of residential, hospitality and business use with the Grade II listed Buxton Slopes public park opposite to the building on Hall Bank.

1 Hall Bank is a Grade II listed building with its listing title referring to its previous use as a hotel – The Savoy Hotel. The text of the listing appears in the Design & Access and Heritage Statement but of note in the listing is the statement that the interior has been 'altered and subdivided'.

A previous Listed Building Consent application was made for the same scheme in 2021 under planning reference HPK/2021/0545 which was refused given concerns by the Conservation Officer over assessment of the proposal. The application which this statement accompanies is for a retrospective Listed Building Consent and thus the as installed features are presented as proposed. Currently the flue has a plain black mesh flue guard installed, the Flue Guard Type 01 shown on the accompanying drawings is proposed and has not yet been installed.

Description of Proposed Works

The Listed Building Consent application which this statement accompanies is for proposed works as outlined below:

- Installation of new gas fuelled condensing boiler;
- Installation of new radiators for wet heating system;
- Installation of new flue and flue guard to Hall Bank elevation.

Drawings provided with the application show the existing and proposed works. There is no overall change of use to the site with the site's usage remaining as use class E(e). The new radiators and boiler are included in a separate document accompanying this application.

Site Setting and Heritage Features

The immediate setting is the junction of Hall Bank and Hartington Road, with the opposite side of Hall Bank being Buxton Slopes, a Grade II Listed park. Extending wider out the Old Hall Hotel (Grade II*), Natural Mineral Baths (Grade II) and Buxton Opera House all lie within 100 metres of the site. This reflects the spa town status of Buxton with hospitality one of the main drivers for the local economy, this being further supported with the renovation and reopening of the nearby Grade I listed Buxton Crescent Hotel.

The material employed to elevations to buildings to this area, including those listed above, is primarily millstone grit dressed with regular coursings. Carved stone embellishments feature heavily to the buildings along with stone heads and cills beyond utilitarian forms; The Savoy is reflective of this.

Building Listed Status

The Savoy which houses 1 Hall Bank at Ground Floor is a Grade II listed building, Historic England provide the following details for the listing (List Entry no. 1259256):

'Hotel, now 6 flats and 2 suites of offices. Early C19, with C20 alterations and extension to rear. Dressed and ashlar millstone grit with ashlar dressings and hipped Welsh slate roof with tall stone stacks. EXTERIOR: 4 and 3 storeys, asymmetrical curved 7-window front Plinth, first-, second- and third-floor sill bands. Bracketed eaves. arranged 4:2:1. Projecting 4-window range to left has curved corners containing broad outer windows. Central 2 windows have segment heads with keystones in rusticated ground floor, curved outer windows have flat heads. First floor has 2 windows in segmental arches with moulded impost, curved outer windows have panels above. Second floor has 2 windows in shouldered flush ashlar surrounds linked at impost level, curved outer windows have panels above. Third floor has 2 round headed in flat headed surrounds with patera, curved outer windows each have a narrow pair of sashes. Left return, 3 windows, has blank panels to ground floor and an ashlar canted bay window to left with C20 casements. Above to left a 3 storey wooden canted bay window with lead roof and to right 2 windows to each floor those to first in curved topped surrounds, those above in shouldered surrounds and those to top floor in round headed surrounds. Above 2 gables with open pedimented tops. Right return, has set-back 2 window entrance with projecting porch to left with round arches supported on column and 2 pilasters with moulded cornice and plain parapet. Above a single sash to each floor similar to left block. To right a pair of plain sashes to each floor in slightly projecting surround similar to left block, except third floor which has flat headed sashes and a circular window in the gable. To right a slightly set-back curved 3 storey, 1 window section has a pair of sashes to ground floor and single sashes above. Irregular plain fenestration to flat facade beyond. INTERIOR: altered and subdivided.'

As noted above the interior has been subdivided over its lifetime, these new walls being evident at Ground Floor.

Mitigation



Figure 3: Original fireplace now in Consulting Room 1

The works comprise three elements, installation of radiators with pipework, installation of boiler and flue, and also installation of external flue termination with flue guard.

Radiators – the radiators have been installed where possible to newer subdividing walls, this being evident from the plans showing the locations and also images in the ‘New Boiler and Radiator Schedule’ document accompanying this Listed Building Consent application. Fixing has taken the form of wallplugs fixed into walls with radiator mounting brackets. The radiators have been finished white and are of modern design to ensure they are not interpreted as original fittings. The pipework has also been surface mounted with small fixings to avoid damage to the fabric of the building – this surface mounting solution enables any issues with the system to be identified and thus protect the building from damage caused by leaks or other issues relating to the central heating system. The original central pillar of brickwork and stone with the original fireplace has been purposefully left untouched by the work as per figure 3 to the left.

Boiler – a modern gas condensing boiler has been fixed to the interior of the external wall to Hall Bank. This is fixed to an external wall to allow for the routing of the flue to the exterior. It has been installed in the Clean Room, this being a room that visitors/ patients do not have access to. It is clearly a modern installation, as can be seen from the images the clinic does have a modern interior décor.

Flue – the flue from the boiler terminates to the Hall Bank elevation and is positioned so that it is shadowed by a recessed masonry panel, away from structural openings. The flue is an intake/extract type (dual function) and as such cannot be left flush with the wall, there is a requirement for a projection beyond the wall of around 120mm. Having consulted with the gas engineer we can

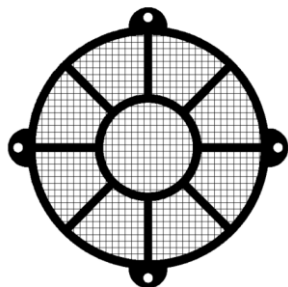


Figure 4: Front elevation of proposed flue guard.



Figure 5: Arched windows to the Natural Mineral Baths building.

confirm that as the flue is within 2m of ground level then a guard is needed to protect the flue from obstruction.

Flue Guard – as above a flue guard is needed to the flue termination externally. The proposal is to have a flue guard specially fabricated from metal and then powder coated in black. The powder coating is necessary as the condensate emitted can be acidic and as such attacks unprotected metal flue guards. A 1:20 design for the fabricated flue guard is shown on the drawings and also in figure 4 to the left, the diameter being 300mm. The flue guard has been designed taking inspiration from a common feature of Buxton – arched windows and the frame configuration. Figures 5, and 6 show the common detail to the glazing separation in the upper part of the windows where the structural opening is arched. For compliance with current regulations the guard will have a metal mesh inserted internally to prevent obstruction of the flue. Gascare (HETAS registered engineer's) have been consulted on issues relating to this and have confirmed that the installation of a flue guard at the position shown is within the regulations that they work to.



Figure 5: Arched windows to Buxton Visitor Centre.

Heating Replacement

The premises at Ground Floor were previously heated using electrical panel heaters, these obviously being non-original. These panel heaters had come to the end of their serviceable life with the electrical heating system becoming unviable based on cost alone.

The applicant took the decision to replace these with a modern gas condensing boiler and wet heating system. This has had several benefits including:

- Reduction by a half in cost of heating the premises enabling the business to be a viable concern and thus retaining employment in the premises;
- The associated surface mounted pipework conveys the hot water to the radiators and provides in itself for more uniform heating across the premises avoiding cold spots;
- Panel heaters can lead to overheated rooms and wasted energy (source edfenergy.com);
- Gas condensing boilers are acknowledged as being more energy efficient than electric panel heating systems (source edfenergy.com).

The policy EQ7 states that mitigation should be balanced against public benefit. The clinic provides podiatry services to the local community and also employment within the community. This new heating system enables Hall Bank Clinic to continue serving the community providing healthcare.



Figure 6: View from Buxton Slopes to Hall Bank.

Heritage Features & Impact Assessment – Buxton Slopes

The building is opposite Buxton Slopes, a local Grade II listed parkland, with separation between the two being made by Hall Bank. The park lies 8 metres to the east of the site. The Slopes were laid out in 1811 by Jeffry Wyattville for the Duke of Devonshire and meant as pleasure grounds for resident's of the Crescent Hotel. These are now enjoyed by visitor's and resident's alike.

As part of the mitigation assessment the location of the flue was viewed from an elevated part of the Slopes near to the building and is shown in figure 6 to the left. As can be seen the flue and guard are visible but make little visual impact given the placement of the flue in the corner of the recessed panel. There are other modern additions to this elevation including security grilles to windows and extract only vents, with another flue visible at the corner of one of the bay windows. As with the new flue these have no real impact on the streetscene and do not represent a deterioration in the setting or the enjoyment of Buxton's heritage views from the Slopes.



Figure 7: View from junction of Hall Bank and Hartington Road looking up Hall Bank. The window to the base of the bay nearest the camera has a steel security grille.

Heritage Features & Impact Assessment – 2A, 2B and 2-5 Hall Bank

This former row of lodging houses sits to the south of the application site up the hill formed by Hall Bank. These are typically Georgina in appearance and were built in 1793 with alterations during the previous two centuries.

As part of the mitigation assessment the location of the flue was viewed from the junction of Hall Bank and Hartington Road looking towards 2A, 2B and 2-5 Hall Bank to examine any effect the flue may have on the view of these properties – the view is shown in figure 7. As can be seen the flue and guard are visible but make little visual impact given the placement of the flue in the corner of the recessed panel, the dark colour of the current flue guard blending it into the shadow caused by the recess. From the south of Hall Bank looking down towards the site the flue is obscured by the bay windows which extend to the upper floors of the buildings.

Appearance

As earlier described the new flue guard will be the externally visible component of the new heating system. A circular guard to be specifically made for the site as aforementioned is to be used and to be black in colour to lessen its apparentness on the streetscene, whilst its thick metal section (compared to modern flue guards) looks more in keeping with a heritage area, especially one as sensitive as the Crescent are of Buxton.

Usage

The proposal does not involve any change of use of the 1 The Savoy, with the heating changes enabling the continued business viability of the podiatrists in the building at Ground Floor.

Conclusion

The policy EQ7 is designed to protect the heritage features of areas in the High Peak and this area is one of the most sensitive. The applicant is proud of their custodianship of part of the former Savoy Hotel. This application enables their business to continue to offer healthcare and offer employment to the local community whilst mitigating for the sharp recent increase in energy prices, it also represents a significant investment in the building.

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