

The Old Club House, Buxton

Comments 23/2/24.

- 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.

This is an existing chevron timber flooring added in the previous refurbishment in 2008. No original parquet on site, below image.



- 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.

We will remove this from scheme.

- 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.

We are having issues with the existing glasswash area being situated in the bar. To limit any works and amendments to the bar we would like to form a full height stud wall to close off our glasswash station from the general public. If the full height stud wall will not be accepted, we are happy to agree a design that you feel suitable. Imagery below.

Existing area within bar servery - collecting glasses on bar top lack of counter space for serviceability. Glasswash machine also taking up a large amount of space.



Proposed glasswash area location.

- 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.

We will submit a method statement from our main contractor to ensure no harmful chemicals are used to remove any wallpapers. All remaining finishes are cosmetic.

- 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?

There is evidence that railings were present here once, I have circled this on the below imagery. There are wall seats here currently. Our intention is to shallow the wall seating and re-instate the railings, matching the railings seen on the side elevation of the drinking area. The area is up two steps and has been highlighted as a risk by our risk team at Greene King that a protective balustrade is required, which is the reason for the proposed works. We are happy to agree a detail but would be keen to keep the railings in as part of our works if you're willing to support this.



- 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.



We are struggling with the general public with access from St John's Road, knowing that the left hand side door is our entrance. Due to signage locations it does look like the door on the right hand side is our entrance, but it does lead to a back of house area and it is locked. We felt a lantern would signal this better. Would you be willing to support two wall lights either side of the doorway? If not, we are happy to omit from the scheme.



Water Street entrance we are intending to replace an existing lantern like for like in position. Photo above. Though the lantern is covered by ivy at present, which again we are intending to cut back as part of our works. We hope you are happy to support this.