
3838 DAS

Design, Access & Heritage Statement

The Cheshire Cheese, 37-39 High Street, Buxton SK17 6HA

For Everards of Leicestershire

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1.0 Introduction

1.1 Statement

This Design and Access statement has been prepared in support of a Listed Building application for a replacement roof covering and remedial works to the Out-building at The Cheshire Cheese, Buxton.

This document should be read in conjunction with the relevant drawings and application form submitted via the Planning Portal.

1.2 Proposal

The proposal is to remove the existing corrugated asbestos sheeting that covers part of the roof and replace this section with a powder coated metal profiled sheet.

The existing roof structure to this section of the roof is in poor condition and remedial structural works are required to the remaining roof structure which is pushing the wall outwards.

The existing timber first floor has significant woodworm infestation and is currently dangerous to access.

The concrete ground floor slab above the cellar is supported on steel beams which are heavily rusted and corroded and currently being propped by timber posts. New steel beams are required to support the floor load to prevent collapse.

There is separation between the front elevation wall and the cross-walls and also between the outer and inner skins of stonework. These require stitching back together.

1.3 Application Documents

- + 3838.PL03 Existing elevations and Plans.
- + 3838.PL04 Proposed elevations and Plans.
- + ASP General Report 7450.



View of NW gable and front elevation of Out-building.

2.0 Site Appraisal

2.1 Context & Heritage

The application site is an out-building within the curtilage of The Cheshire Cheese Public House, which is a Grade II Listed Building.

The site is within the Central Conservation Area of Buxton.

It is likely that the Out-building's original function would have been for stabling horses (in part at least), the Cheshire Cheese being a coaching inn. It's most recent use post WWII up to the 1980's was as a workshop, but it has basically been unoccupied since then and only used for incidental storage by the pub.

The building has developed somewhat haphazardly over the centuries with mis-matching rubble stonework, some dressed stone; a mixture of timber and stone surrounds. All of varying quality, condition and historic value.

There has been no proper maintenance on the building, other than a part replacement roof covering during the 1970/1980's using corrugated asbestos sheet. The building is in poor condition and potentially dangerous to use.

There is existing level access to the ground floor. No changes to access are proposed.



Outbuilding (in red) within pub site.

3.0 Conclusion

3.1 Summary & Justification

The existing Out-building urgently requires structural, infestation and weatherproofing repair.

The proposed works are required to make the building structurally stable, safe to access, weathertight and protected enough to prevent further deterioration. It will continue to be used only as storage for the pub.

A further full inspection will be carried out by specialists to determine the extent of treatment and repairs required to all timberwork. This will be undertaken just prior to the remedial works commencing.

The proposed works will have insignificant visual impact on the Out-building and no impact on the Grade II Listed Public House.



Rear of Out-building – showing part corrugated sheet roofing.