

From: [James Stannard](#)
To: [Planning Comments \(HPBC\)](#)
Subject: HPK/2023/0544 & HPK/2023/0545 - Conservation Officer comments
Date: 18 June 2024 11:10:27
Attachments: [image001.png](#)
[image009.png](#)
[image010.png](#)
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[image013.png](#)
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[image017.png](#)
[image018.png](#)
[image019.png](#)

Please see below final comments from Conservation Officer in connection with HPK/2023/0544 and HPK/2023/0545

James Stannard Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council Tel:

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From: Emily Holland <>
Sent: Tuesday, June 18, 2024 11:01 AM
To: James Stannard <>
Subject: RE: HPK/2023/0544 & HPK/2023/0545 - 3 'The Old Clubhouse' Water Street, Buxton

Hi James,

Revised Plans acceptable.

Conditions as follows:

- Prior to installation of the new railings, the details of the design, colour and finish, sizes including height and space between each bar, material and style including any finials are to be submitted to the Local Planning Authority. The new railings must be a close match to those in existence at St Johns Road elevation. The measurements and sizes should be shown in detail at 1:20 and with context at 1:100. Once approved in writing the development shall be undertaken in strict accordance to this specification and last for the lifetime of the development.
Reason: to protect and conserve the character of the listed building within the Conservation Area.

Thanks

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

-
Due to work levels at this current time there will be a delay in responding to your query, however, I shall endeavour to do so as soon as I am able.

Emily Holland. Principal Conservation Officer.

Development Services.

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From: Richard Cotton <>

Sent: Wednesday, May 15, 2024 11:37 AM

To: James Stannard <>

Cc: Becky McCabe <>

Subject: Re: HPK/2023/0544 & HPK/2023/0545 - 3 'The Old Clubhouse' Water Street, Buxton

Hi James,

Many thanks for your recent email regarding the above applications.

For your information I can confirm the following in reply to the comments raised (our comments in blue):

*The flooring in the 'Transitional Area' at Ground Floor Level was added during a previous refurbishment at the premises, prior to our involvement with this site, and is a non-original floor finish. **Received with thanks. It would be wise to confirm the proposed new treatment and finish once the flooring is revitalised, as this parquet is an extensive feature throughout extending into the larger seating area, and would be wise to keep it subtle and sensitive. i.e perhaps natural timber staining and not for example bright timber reds and heavy orange stains as many choices are available. This can then perhaps be positively conditioned.***

The parquet flooring will be stained in a natural stain colour. The intention is to refurbish the flooring in order to remove the untidy and scratched surface appearance and to re-stain keeping the current timber colour.

There would be no significant colour changes to any of the timber floors throughout.

Our drawing 1295-P08 shows the wall elevations for the new stud wall enclosure forming the Glass Wash. The new walls will be built up to approximately 2.25m above floor level, rather than full height as originally specified. This will allow the existing cornices and frieze band to be unaffected. The new walls added will be simple stud walls, with a painted finish to the customer facing side, and a tiled finish to the Glass Wash side. I believe Becky has previously advised you why this new Glass Wash Area is required. *This is understood and perhaps should be conditioned that once all reasonable and necessary demand for its use and placement has ceased that this area be reverted back to its original condition. **However** before I can confirm this - a final note on this would be to ascertain whether invasive methods are required, to provide any new water input and output to this element where otherwise there might not be any within the envelope of the fabric?*

The new glass wash area will require a single 50mm diameter plastic waste and 15mm hot & cold water feeds.

The intention is to connect into existing kitchen services and waste on the other side of the wall to the glass wash area. We would need to core drill a new hole through the wall to allow the waste and services to pass through. The hole will be the minimum size required to pass the services through.

The alternative to this would be to find the bar waste services which probably pass under the floor. It is felt that the formation of a hole through the wall should be the least invasive method.

We are awaiting a method statement from our decorators with regards to removal of any paints or wallpapers where this is the case. I can confirm however that any removal of these finishes will not require any harsh chemicals or invasive methods of removal. This is pertinent as there are more than likely surviving laths and plaster notwithstanding other elements covered under this query.

Existing painted surfaces will be painted over with new painted finishes, as it is not anticipated that any painted surfaces would need to be removed.

Where wallpaper finishes are required to be removed this will be done using an electric steam stripper to dampen the paper, with care taken not to over-steam the plaster underneath, working from bottom to top, pulling off loosened paper, and then following up with a hand stripper. No chemical strippers will be used.

We have removed the timber seats from the stone boundary walling around the site, and these walls will now only have the new railings added. The above drawings have been revised to remove these. I believe that Becky has previously provided photo evidence of the previous presence of railings on this wall. Received with thanks. A condition to be invited to control design, style, size, colour and material of new railings which should include their method of construction into the existing stone. From memory if there are iron studs surviving from previous railings within the stone, this is to be investigated first, and perhaps should inform a summary of works condition to prevent total loss and or substantial damage of the original stone walling.

Noted.

The new railings will match the appearance of the nearby railings on St John's Road and the bar sizes, rails, finials etc will be to match those.

If a condition is required for this, then we would ask that this is a prior to installation of the railings condition relating only to the to the addition of the wall railings, and not just an overall 'before any of the work commences' pre-commencement of type condition that would potentially stop the other work being commenced.

We have removed the above door lantern and brackets from the St John's Road entrance, and have now indicated smaller wall mounted half lanterns to the sides of the entrance door. As Becky previously mentioned, the addition of the lanterns at this door are intended to show customers that this door is the entrance leading into the pub. I understand the thought behind this however in light of my initial appraisal, my previous comments are echoed. I believe there will be a less invasive and perhaps less permanent way of achieving this if there is identified a priority, as again I don't see an overarching material need at the moment. I don't see this as an enhancement where there is a concise and designed form and cohesion to this listed building. The entrance is at the principal frontage and is legible as such. The installation of new lighting where otherwise there hasn't been

any, will also involve new infrastructure and new disturbance of the structural envelope. It appeared more recently a small white light unit had already been affixed to the stone surround here, I am unsure as to whether it was temporary or not as it would not be something supported as an alternative and consequently advise its removal if not already done so.

We have removed the two lanterns to the side of the door on St John's Road.

I have attached a copy of our revised drawings for your information-

1295-P-04C First Floor Layout as Proposed
1295-P-06C External Elevations as Proposed
1295-P-08A Glass Wash Area Wall Elevations

I hope the above is acceptable to you.

Best Regards

Richard Cotton

Architectural Technician

SODA Group

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Here at SODA we are showing our support for Mental Health Awareness Week.



The Studio, Sovereign House, Turner Way, Trinity Business Park, Wakefield, WF2 8EF

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From: James Stannard <> **Date:** Monday, 13 May 2024 at 11:29

To: Richard Cotton <>

Cc: Becky McCabe <>

Subject: FW: HPK/2023/0544 & HPK/2023/0545 - 3 'The Old Clubhouse' Water Street, Buxton

Good Morning Richard

See latest comments from the Conservation Officer in connection with the above application.

It would appear that the majority of issues have been addressed, or can be with suitably worded planning conditions - the exceptions being Points No.4 and No.6.

Could you please look to address these points and submit revised plans and further information as required?

Hopefully this can then allow us to draft conditions with a view to issuing a positive decision.

Given that our latest time extension ends today, I would suggest that we agree an additional two week extension until May 27th to allow matters to be concluded. Could you please confirm your agreement to this extension?

Kind Regards

James Stannard Planning Officer
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From: Emily Holland <>

Sent: Thursday, May 2, 2024 7:45 PM

To: James Stannard <>

Subject: RE: HPK/2023/0544 & HPK/2023/0545 - 3 'The Old Clubhouse' Water Street, Buxton

Hi James,

For ease see my responses below in red:

1. The flooring in the 'Transitional Area' at Ground Floor Level was added during a previous refurbishment at the premises, prior to our involvement with this site, and is a non-original floor finish. **Received with thanks. It would be wise to confirm the proposed new treatment and finish once the flooring is revitalised, as this parquet is an extensive feature throughout extending into the larger seating area, and would be wise to keep it subtle and sensitive. i.e perhaps natural timber staining and not for example bright timber reds and heavy orange stains as many choices are available. This can then perhaps be positively conditioned.**
2. We have now removed the proposed 'Jumbrella' from the scheme and this has been omitted from the Proposed Layouts and Elevations Drawings. **Revisions received with thanks.**

3. Our drawing 1295-P08 shows the wall elevations for the new stud wall enclosure forming the Glass Wash. The new walls will be built up to approximately 2.25m above floor level, rather than full height as originally specified. This will allow the existing cornices and frieze band to be unaffected. The new walls added will be simple stud walls, with a painted finish to the customer facing side, and a tiled finish to the Glass Wash side. I believe Becky has previously advised you why this new Glass Wash Area is required. *This is understood and perhaps should be conditioned that once all reasonable and necessary demand for its use and placement has ceased that this area be reverted back to its original condition. However* before I can confirm this - a final note on this would be to ascertain whether invasive methods are required, to provide any new water input and output to this element where otherwise there might not be any within the envelope of the fabric?
4. We are awaiting a method statement from our decorators with regards to removal of any paints or wallpapers where this is the case. I can confirm however that any removal of these finishes will not require any harsh chemicals or invasive methods of removal. *This is pertinent as there are more than likely surviving laths and plaster notwithstanding other elements covered under this query.*
5. We have removed the timber seats from the stone boundary walling around the site, and these walls will now only have the new railings added. The above drawings have been revised to remove these. I believe that Becky has previously provided photo evidence of the previous presence of railings on this wall. *Received with thanks. A condition to be invited to control design, style, size, colour and material of new railings which should include their method of construction into the existing stone. From memory if there are iron studs surviving from previous railings within the stone, this is to be investigated first, and perhaps should inform a summary of works condition to prevent total loss and or substantial damage of the original stone walling.*
6. We have removed the above door lantern and brackets from the St John's Road entrance, and have now indicated smaller wall mounted half lanterns to the sides of the entrance door. As Becky previously mentioned, the addition of the lanterns at this door are intended to show customers that this door is the entrance leading into the pub. *I understand the thought behind this however in light of my initial appraisal, my previous comments are echoed. I believe there will be a less invasive and perhaps less permanent way of achieving this if there is identified a priority, as again I don't see an overarching material need at the moment. I don't see this as an enhancement where there is a concise and designed form and cohesion to this listed building. The entrance is at the principal frontage and is legible as such. The installation of new lighting where otherwise there hasn't been any, will also involve new infrastructure and new disturbance of the structural envelope. It appeared more recently a small white light unit had already been affixed to the stone surround here, I am unsure as to whether it was temporary or not as it would not be something supported as an alternative and consequently advise its removal if not already done so.*

I will be happy to draft conditions when my final comments are provided.

Thanks

In your communications with me please always quote the planning reference number if

you have one.

Advanced notice of planned leave: 14/05/2024-22/05/2024.

Due to work levels at this current time there will be a delay in responding to your query, however, I shall endeavour to do so as soon as I am able.

Emily Holland. Principal Conservation Officer.
Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.

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From: James Stannard <>

Sent: Thursday, April 25, 2024 3:40 PM

To: Emily Holland <>

Subject: FW: HPK/2023/0544 & HPK/2023/0545 - 3 'The Old Clubhouse' Water Street, Buxton

Hi Emily

See email below and attached revised plans for your comment in connection with HPK/2023/0544 and HPK/2023/0545 (Old Clubhouse, Buxton).

Thanks in advance for comments when you get chance.

James Stannard Planning Officer

Development Services

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From: Richard Cotton <>

Sent: Thursday, April 25, 2024 12:48 PM

To: James Stannard <>

Subject: Re: HPK/2023/0544 & HPK/2023/0545 - 3 'The Old Clubhouse' Water Street, Buxton

Hi James,

I hope you are well.

I believe that Becky has been in touch previously regarding the comments raised by the Conservation Officer, and has confirmed most of the comments raised.

Please find attached copies of the following revised and additional drawings for your information:

- 1295-P-02B Ground Floor and Mezzanine Floor Layouts as Proposed.
- 1295-P-04B First Floor Layout as Proposed.
- 1295-P-06B External Elevations as Proposed.
- 1295-P-08 Glass Wash Area Wall Elevations.

I can also confirm the following:

1. The flooring in the 'Transitional Area' at Ground Floor Level was added during a previous refurbishment at the premises, prior to our involvement with this site, and is a non-original floor finish.
2. We have now removed the proposed 'Jumbrella' from the scheme and this has been omitted from the Proposed Layouts and Elevations Drawings.
3. Our drawing 1295-P08 shows the wall elevations for the new stud wall enclosure forming the Glass Wash. The new walls will be built up to approximately 2.25m above floor level, rather than full height as originally specified. This will allow the existing cornices and frieze band to be unaffected. The new walls added will be simple stud walls, with a painted finish to the customer facing side, and a tiled finish to the Glass Wash side. I believe Becky has previously advised you why this new Glass Wash Area is required.
4. We are awaiting a method statement from our decorators with regards to removal of any paints or wallpapers where this is the case. I can confirm however that any removal of these finishes will not require any harsh chemicals or invasive methods of removal.
5. We have removed the timber seats from the stone boundary walling around the site, and these walls will now only have the new railings added. The above drawings have been revised to remove these. I believe that Becky has previously provided photo evidence of the previous presence of railings on this wall.
6. We have removed the above door lantern and brackets from the St John's Road entrance, and have now indicated smaller wall mounted half lanterns to the sides of the entrance door. As Becky previously mentioned, the addition of the lanterns at this door are intended to show customers that this door is the entrance leading into the pub.

I understand that you have requested a further extension of time earlier this week, which was agreed to by Becky. Our client is anxious to get this project to commence on site as soon as they can. If there is anyway you can put this through before the agreed extended date it would be much appreciated.

I hope the above is acceptable.

Best Regards,

Richard Cotton

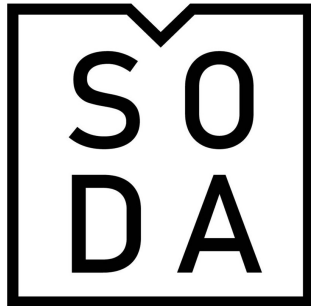
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From: James Stannard <>

Sent: 21 February 2024 14:31

To: Becky McCabe <>

Cc: Richard Cotton <>

Subject: HPK/2023/0544 & HPK/2023/0545 - 3 'The Old Clubhouse' Water Street, Buxton

Hi Becky

Thank you for returning my call earlier this afternoon.

As discussed, we have received an objection from the Conservation Officer in connection with the proposed works and alterations to The Old Clubhouse, Water Street, Buxton. I set this objection out in full below for ease of reference which is also available to view online:

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 am more than happy for you to consider this objection and provide revised plans and further information as required to try and overcome the identified harm.

Given that we are due to determine this application on 28th February, I propose that we agree a 3 week extension of time until 27th March to allow further information to be submitted and considered, in anticipation that a decision can be issued shortly afterwards.

Can you please therefore confirm receipt of this email and your agreement to an extension of time?

Kind Regards

James Stannard Planning Officer
Development Services
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