

DESIGN, ACCESS & HERITAGE STATEMENT

OLD CLUB HOUSE 1 WATER STREET BUXTON SK17 6XN

Introduction.

This Design & Access Statement seeks to meet the documentary requirements of the current NPPF, for buildings located within a Conservation Area and for buildings having a grade listing. It has been submitted to assess the interest of the application site to justify the proposed works in terms of their impact on the heritage asset/conservation area identified.

The statement assesses the nature, extent and importance of the significance of the asset and its setting to allow the impact of the proposed works on that significance and setting to be properly assessed by the local planning authority.

About the area.

The Old Clubhouse.

1 Water Street.
Built in 1886.

Previously known as The Union Club as it was known was a gentleman's club on a scale to rival many of London's top establishments, complete with snooker and billiard tables. After the Second World War as membership dwindled, it eventually closed its doors as a club. Now fully refurbished and renamed The Old Club House the building is once again thriving as a pub where its regulars and visitors of all age groups can enjoy a meal and a drink.

Buxton is a spa town in the Borough of High Peak, Derbyshire, in the East Midlands region of England. It is England's highest market town, sited at some 1,000 feet (300 m) above sea level. It lies close to Cheshire to the west and Staffordshire to the south, on the edge of the Peak District National Park.

The Old Club House Listing.

BUXTON

SK0573NE WATER STREET 616-1/3/86 (North side) The Old Club House

GV II

Marked on OS map as Union Club. Club house, now public house. 1886. Coursed rock-faced millstone grit with ashlar dressings and Lakeland slate roof with ornate terracotta ridge tiles, square louvred vent and stone stacks.

EXTERIOR: 2 storeys.

Chamfered plinth, moulded first-floor band, sill band and moulded eaves. Water Street front has irregular 7-window front. Slightly projecting 2-storey wing to centre has coped gable with band, kneelers and cross finial, to right doorway with double panel doors and overlight and to left 3-light cross casement, both openings segment headed with Tudor hoodmoulds. To left 2 pairs of plain sashes in similar surrounds. To right a single plain sash in similar surround then 2-storey canted bay window with 4 plain sashes in similar surrounds topped with battlements. Above to left gable wing has 2 pairs of plain sashes, and to left again 4 plain sashes. St John's Street front, single storey plus attic, has gabled projection to left with central pointed arch doorway with moulded surround flanked by single windows in similar surrounds. Above chamfered band and pair of plain sashes in moulded, pointed arch surrounds and a blind quatrefoil above. The gable has coping, kneelers and cross finial. To left plain sash and above gabled dormer window. To right off- centre doorway in moulded surround with pair of plain sashes to left and single plain sash to right, above another gabled dormer window. INTERIOR: though refurbished retains good quality original bars and fittings, including stained glass and fireplaces with ornate mirror overmantels.

The Proposal.

The existing signage has been in situ for many years and are becoming weathered and faded.

Greene King are proposing to replace the signage with new which have been designed to complement the building and surrounding street scene.

All existing signs would be carefully removed and any fixing holes made good.

The existing signs would be fitted by means of concealed brackets or locators

ITEMA 01A (Qty 1) PICTORIAL.

Double sided pictorial sign.

Featuring:

- Standard 900 mm GK Illuminated header finished RAL 9005 / crown finished Lechler MR3310.
- 8 mm acrylic letters finished NCS N9145 / 5 mm acrylic letters finished Lechler MR3310.
- Mild steel gibbet finished RAL 9005.
- 2 mm Aluminium panel finished F&B Stiffkey Blue.
- 32 mm Bullnose trim finished F&B Stiffkey Blue.

- Signwritten text in F&B Ciara.
- 3D built up pictorial content.
- 2No. Slimline LED trough lights.
- Warm white illumination.

The pictorial panel will be illuminated by an LED trough light fitted with a shield to prevent light spillage and with warm white illumination to give a softer light. These would replace the existing pictorial and lighting

ITEMS 02A and 02B (Qty 2) LETTERS.

Set of individual letters.

Featuring:

- 19 mm Foamex letters finished F&B Ciara.
- Brass locators.
- Pencil LED trough light.
- Warm white illumination.

The proposed lighting would replace the existing trough lights for slimmer LED warm white illuminated fittings.

ITEM 03 (Qty 1) LETTERS.

Set of individual letters.

Featuring:

- 19 mm Foamex letters finished F&B Ciara.
- Brass locators.
- Pencil LED trough light.
- Warm white illumination.

The proposed lighting would replace the existing trough lights for slimmer LED warm white illuminated fittings.

ITEM 06 (Qty 15) FLOODS.

30W LED Slimline floodlight.

Featuring:

- Warm white illumination.

The proposed floods would replace existing floodlights around the building. These would be energy efficient LED lights with warm white illumination and would be angled down onto the building to prevent light spillage

ITEM 07 (Qty 1) AMENITY.

Single sided amenity sign.

Featuring:

- 2 mm Aluminium panel finished F&B Stiffkey Blue.
- 32 mm Bullnose trim finished RAL 9005.
- Signwritten text in F&B Tallow.

This amenity board would be fitted in the same location as the existing. The existing board would be removed and if possible the existing brackets would be re-used. No illuminated is proposed to this sign.

ITEM 08 (Qty 1) AMENITY.

Single sided amenity sign.

Featuring:

- 2 mm Aluminium panel finished F&B Stiffkey Blue.
- 32 mm Bullnose trim finished RAL 9005.
- Signwritten text in F&B Tallow.

ITEM 09 (Qty 1) LANTERN.

Brass 'Warwick C' lantern.

Featuring:

- Bespoke manufactured steel spreader bracket finished Black.
- Name in Black to 3No. sides.
- Warm white illumination.

The proposed lantern would be located over the main entrance to give soft warm white illumination to the entrance for the safety of customers entering and leaving the building.

ITEM 11A and 11B (Qty 2) COREX BOARDS.

Single sided fence mounted Corex boards.

Featuring:

- Corex holder finished F&B Stiffkey Blue.
- 2mm aluminium panel finished F&B Stiffkey Blue.
- 1200 x 800mm interchangeable corex slots.
- 50mm aluminium trim finished F&B Stiffkey Blue.
- 32 mm Bullnose trim finished RAL 9005.
- Signwritten text in F&B Tallow.

- Signwritten House Name in F&B Ciara.

These corex signs would be fitted in the same locations as the existing. The existing boards would be removed and if possible the existing brackets would be re-used. No illuminated is proposed to these signs.

ITEM 13 (Qty 1) DIRECTIONAL.

Single sided directional sign.

Featuring:

- 2 mm Aluminium panel finished F&B Stiffkey Blue.
- 32 mm Bullnose trim finished RAL 9005.
- Signwritten text in F&B Tallow.

This directional sign would be fitted in a location current occupied by an amenity board. The existing board would be removed, and fixing holes made good. No illuminated is proposed to this sign.

Impact.

Great thought has been given to the design of this signage scheme to give the building a warm welcoming feeling while respecting the history of the site and surrounding area. The quality and design of the signs would have a positive impact .