

GEORGE MANSIONS, BUXTON

PLANNING AND LISTED BUILDING APPLICATIONS

DESIGN AND ACCESS STATEMENT

10 June 2024

Introduction

The application is for Planning and Listed Building Consent principally for internal alterations on the Lower Ground Floor of George Mansions, a Grade II Listed building with apartments on the upper floors. The works now proposed are solely for the lowest floor, noting that all works to the upper floors were consented under HPK/2021/0371 and HPK/2021/0383.

The property is Listed for its exterior (see Heritage Statement) and less entrance panelling, one feature ceiling (all retained in the scheme) there is nothing else of any heritage significance internally within the lower ground floor. The space has been subject to multiple alterations over the years, often of a very poor design.

Summary of application

- Internal modifications to lower ground floor to form 3 apartments with commercial (restaurant and bar) unit to the rear (east) side of the space.
- Doorway created from window opening to single story extension block (later addition to west elevation) to give access to largest apartment.
- Two windows introduced into poor quality rendered modern brick south wall of rear (east) extension, providing light into commercial space.
- Window opening to replace large fan opening through wall in north elevation.
- Remodelling of (western) external area to rearrange the 3 car parking spaces and to provide a mix of soft / hard landscaping. Includes removal of pathway through the area.
- New external decked / paved area to rear (east) to provide pedestrian access and sitting out area for commercial unit.
- Ramped access to commercial unit achieved by removing existing walled planter on the modern south elevation extension.
- New shopfront to commercial unit.
- Reduction of height of rear yard wall (south side) to allow external seating area for commercial unit.

The Proposal

The George has for many years been a residential apartment building, but one of very poor quality. Under consents HPK/2021/0371 and HPK/2021/0383 the upper floors (ground and above) have been refurbished and regenerated. Focus is now on the lower ground floor with a desire to bring it up to the same high quality standard.

This application is intended to bring the lower ground floor of the building back to life by proposing a combination of apartments and a commercial unit. There is a demand for both in this building. A combination of apartments and commercial is also reinstating previous uses for this level of the building.

The lower ground floor was all once a pub, closed on 7 October 2007. Its passing as a pub is still mourned locally.

We propose now to reopen a commercial unit in the lower ground floor space which could accommodate a similar food and drink offering to the historical pub. The new unit would be

accessed from the eastern side of the building and would include external seating areas on decking or paving outside the shop front. Seating is also proposed behind the existing stone wall which would be lowered in height to allow customers have seclusion but to also look out towards George Street. This is all very much in keeping with how the area is developing into a series of eateries and small bars.

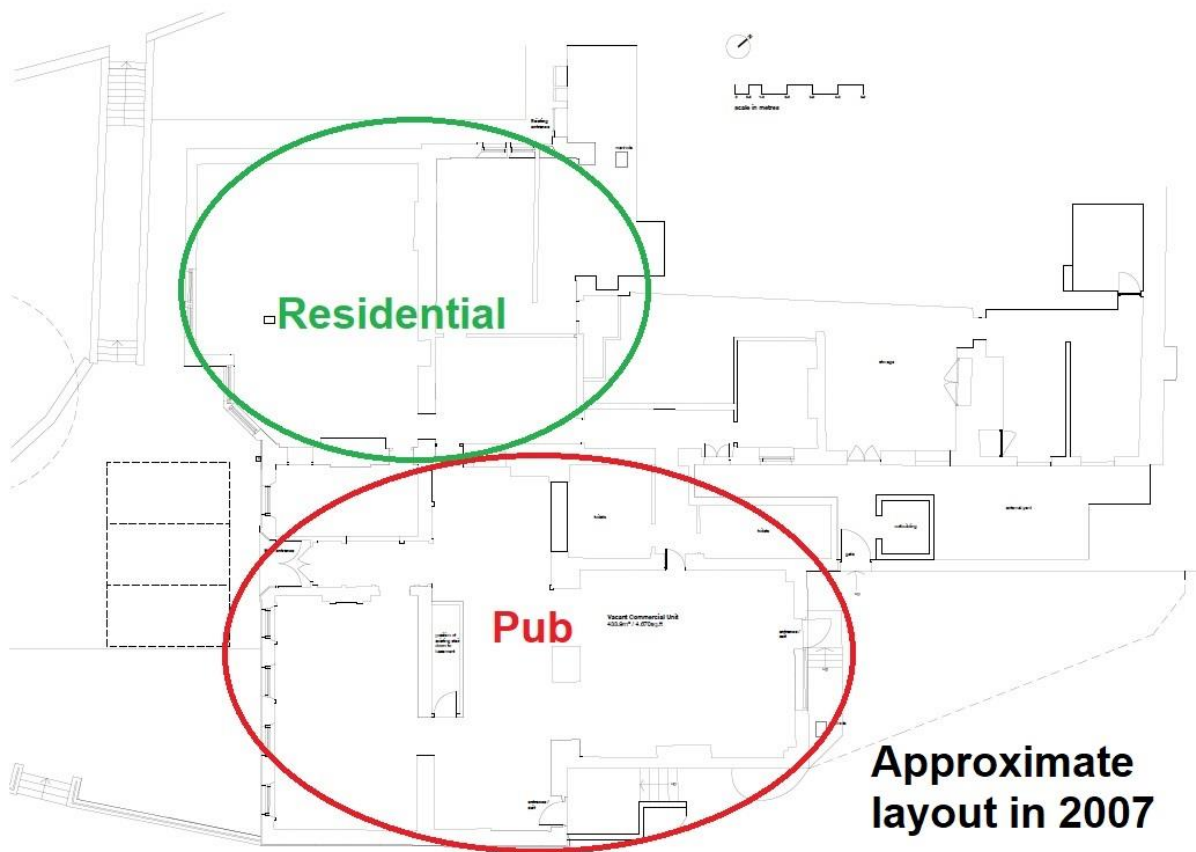
The pub used to have residential accommodation attached to the rear of the pub (on the north side) lived in by the landlord and other pub staff. Our scheme similarly proposes a mixture of residential accommodation to sit alongside the new commercial unit.

The marked up plan extract below indicates roughly how the unit was split into the pub and residential accommodation up until 2007. No specific drawings remain of this so this plan is based on verbal evidence from visitors to the pub. Photographs of the interior and exterior of the pub prior to its closure in 2007 are also provided below:





More photographs are provided in the Heritage Statement



Exterior

As consented under HPK/2021/0371 and HPK/2021/0383 we have already removed / re-routed the external soil pipes (and gas pipes) from the building facade. This has significantly improved the overall appearance of the building and is more fitting to its Listed status.

The proposed changes to the exterior are all listed above and all relate to either improving access into the property or to allowing more light into the space.

Access

Pedestrian access for the building occupants will be split into two. Residents in the new apartments will access the building from the existing access to George St opposite the Square. This will be both for pedestrian access and vehicular access to the three car parking spaces (one provided per apartment).

Access and egress for vehicles onto George Street from the forecourt to the George will remain unchanged.

Access for pedestrians to the new commercial unit will be from the eastern side of the building off George St. The principal access will be up steps onto the new decking / paving outside the new shop front on the east elevation. The less able bodied can then access the commercial unit up the new ramp which runs across the face of the southern rendered elevation. There will be no additional vehicular access other than along and via George Street as existing.

