

Design & Access Statement

Toilet Refurbishment and Cyclical Maintenance Works
The Cheshire Cheese PH. 37-39 High Street, Buxton, SK17 6HA
For Everards of Leicestershire.

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1.0 Introduction



Front Elevation

1.1 Statement

This document should be read in conjunction with the relevant drawings, heritage statement, signage details and application form submitted via the Planning Portal.

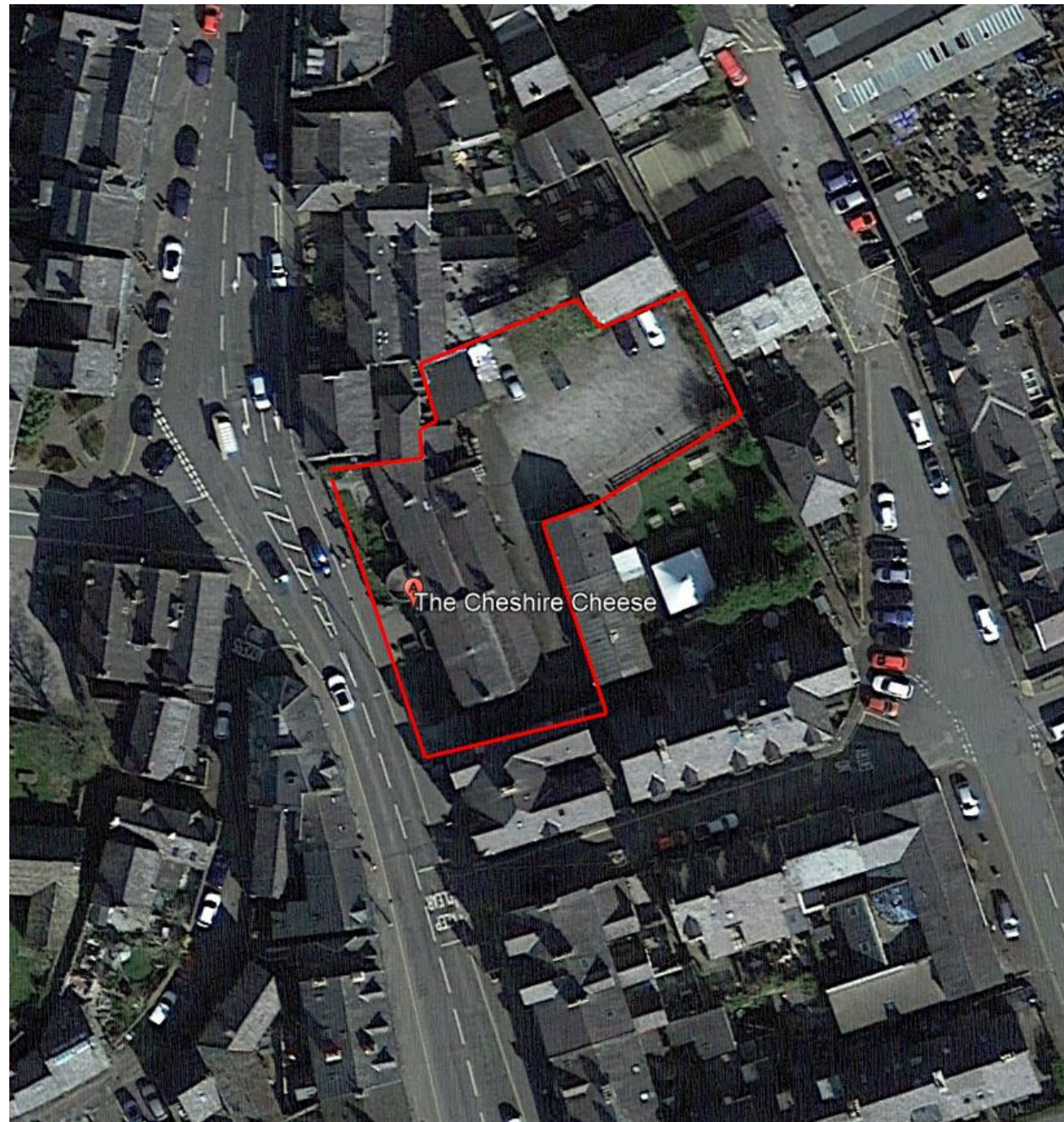
1.2 Proposal

The proposal is to fully refurbish the existing Ladies, Gents and Wheelchair Accessible toilets and also carry out the required Cyclical repair and maintenance works throughout the building and site, including re-decoration. New signage will be subject to a separate application.

1.3 Application Documents

- + ADM-3838-PL-100 Site Location Plan
- + ADM-3838-PL-101 Site Block Plan – Photo Key
- + ADM-3838-PL-102 Existing Floor Plans
- + ADM-3838-PL-103 Existing Roof Plan – Photo Key
- + ADM-3838-PL-104 Existing Elevations
- + ADM-3838-PL-200 Proposed Ladies Toilets
- + ADM-3838-PL-201 Proposed Wheelchair and Gents Toilets
- + ADM-3838-PL-501 Cyclical Refurbishment schedule
- + ABRS Report No. 2024-CCBD

2.0 Site Appraisal



Site

2.1 Context

The application site is situated on High Street in Buxton and comprises a Grade II Listed C18 public house, external stores and car parking.

The site is within the Buxton Central Conservation Area.

Dilapidations to the exterior of the buildings need to be rectified to keep them weathertight, in good structural condition and secure.

The existing toilets, particularly the Accessible and Gents are worn, indelibly stained and out of date. They are overdue for new finishes.

Prior to new finishing works, there are several damp walls that need to be stripped and chemically treated. Each of the toilets will also benefit from new and more efficient mechanical ventilation/extraction.

It is important that the cyclical repair and maintenance works are carried out within the next couple of years to prevent further deterioration. All exterior timberwork and metalwork is overdue re-decoration.

Minimal, but essential, maintenance works are also to be carried out to the external stores and boundary to reduce the risk of further dilapidation.

2.2 Access

The existing access and egress to and from the building, and accessibility within the building, will not change or be effected by this proposals.

□



Existing Ladies Toilet



Existing Gents Toilet



Existing Accessible Toilet



3.0 Conclusion

3.1 Summary

The toilet layouts will remain the same, the proposed changes are decorative, sanitary and functional.

The maintenance and repair of the dilapidations to the exterior of the buildings are like for like, either replacement or repair, and need to be completed as soon as possible to keep the building secure, weathertight and in good structural condition.

The proposed cyclical works will help conserve and protect the main building and the out-buildings.

The layout and plan form of the main building will be unchanged.

As stated in the Heritage Impact Assessment “The proposed works will not impact the setting of the listed building, nor of the other listed buildings and designated heritage assets within the vicinity, nor upon the Buxton Central Conservation Area”

The existing access will be unchanged.