

Design & Access Statement

for

Asbestos Sampling and
Intrusive Structural Survey
at Buxton Opera House



Job Ref:
2540/1.4.3

Date:
September 2025

Revision:
P01

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I.0 DETAILS

I.1 Name & Address of Site:

Buxton Opera House
Water Street
Buxton
SK17 6XN

I.2 Name & Address of Applicant:

High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
SK17 6EL

I.3 Name & Address of Agent:

T.A.D. Architects
Smithy Wood House
Smithy Wood Crescent
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2.0 INTRODUCTION

This Design and Access Statement, incorporating a Heritage Statement, has been prepared by T.A.D. Architects on behalf of High Peak Borough Council. It is submitted in support of a Listed Building Consent Application for intrusive asbestos sampling, undertaken as part of a targeted Refurbishment and Demolition (R&D) asbestos survey, to facilitate subsequent intrusive structural investigations to the Opera House.

3.0 PROPOSAL

Prior to any intrusive investigations or inspections by a Structural Engineer, a targeted Refurbishment and Demolition (R&D) Asbestos Survey shall be undertaken in the identified locations (refer to drawings).

The structural investigation shall then be carried out in the locations identified, adopting a principle of minimal intervention to the historic fabric, as well as in any additional locations identified by the Structural Engineer during the course of the investigation. Should further locations be identified, a targeted Refurbishment and Demolition (R&D) asbestos survey of those areas must first be completed.

On completion of the investigation, any disturbed finishes shall be carefully reinstated to preserve the character and appearance of the building, matching the existing as closely as reasonably practicable.

All works shall be undertaken with due regard to the significance of the heritage asset, ensuring that interventions are limited, proportionate, and, where feasible, fully reversible in order to conserve the historic fabric of the Opera House.

4.0 ASSESSMENT

4.1 Settlement Character

The wider surrounding area of the site is the town of Buxton which provides a mixture of residential, retail and ad-hoc businesses.

4.2 Existing Building

Buxton Opera House is a Grade II* Listed building (list entry number 1257789). The building dates from circa 1901, with a subsequent restoration in 1979.

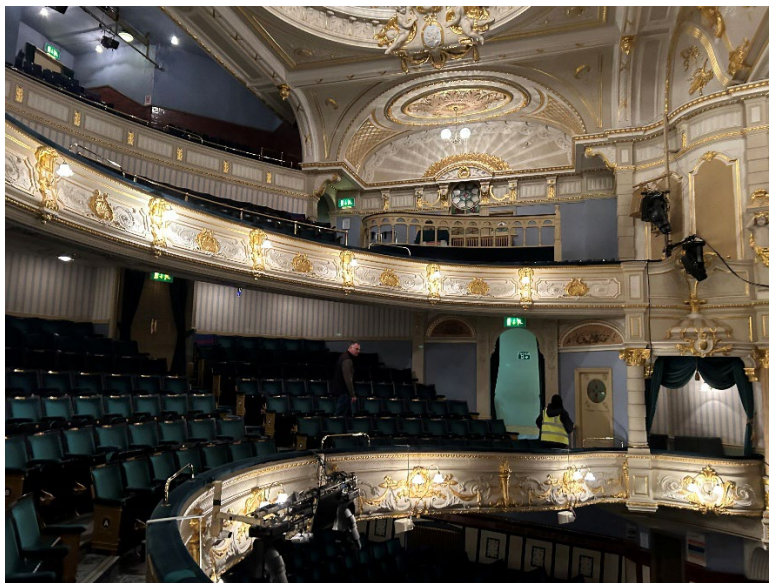


Figure 1 – Interior

4.3 Conservation Area

The site is within a designated Conservation Area. Refer to Figure 2 below:

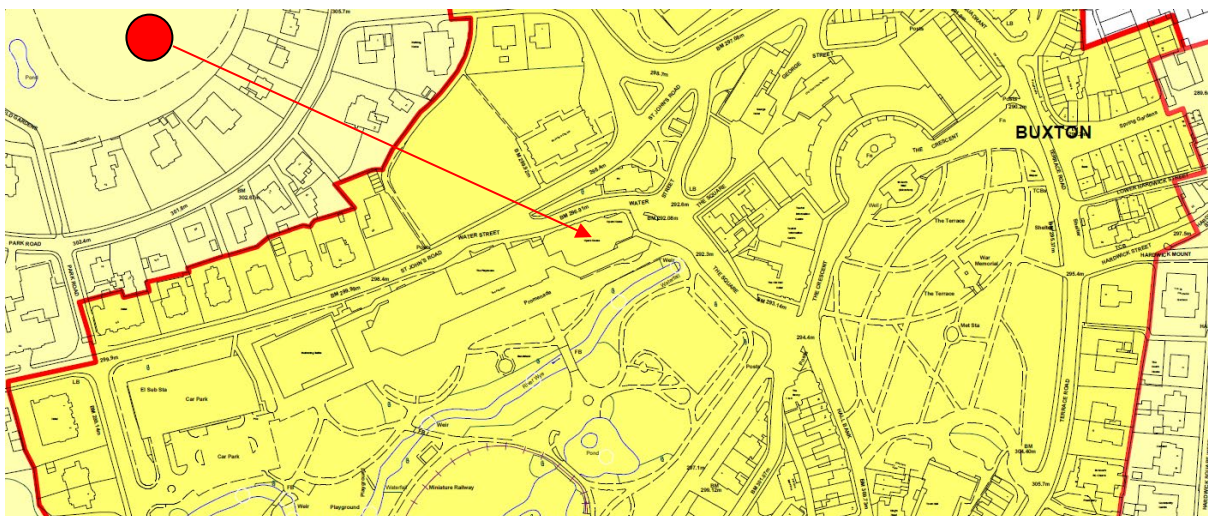


Figure 2 – Extract from High Peak Borough Council Buxton Central Area Map

4.4 Rights of Way

The proposed works will not impact on any Right of Way access routes.

4.5 Planning History

Previous planning and listed building consent applications are as listed below:

Application Number: HPK/2024/0301

Received date: 11/07/2024

Valid date: 17/07/2024

Proposal: Application for Listed Building Consent for repairs to roof

Decision: Listed Building Consent - Approved

Decision date: 19/09/2024

Application Number: HPK/2022/0466

Received date: 13/10/2022

Valid date: 13/10/2022

Proposal: Listed building consent for replacement of 5no. existing beaver-tailed glass panels in the conical domed North Entrance.

Decision: Listed Building Consent - Approved

Decision date: 23/01/2023

Application Number: HPK/2022/0465

Received date: 13/10/2022

Valid date: 13/10/2022

Proposal: Replacement of 5no. existing beaver-tailed glass panels in the conical domed North Entrance.

Decision: Planning Permission -Approved

Decision date: 23/01/2023

Application Number: HPK/2018/0032

Received date: 23/01/2018

Valid date: 24/01/2018

Proposal: Variation of condition 1 relating to Listed Building Consent HPK/2017/0568.

Decision: Listed Building Consent - Approved

Decision date: 17/04/2018

Application Number: HPK/2017/0568

Received date: 16/10/2017

Valid date: 25/10/2017

Proposal: Install steel work support to existing roof structure to corroded steelwork, embedded within the roof structure. Works will also include fire protection of new steelwork and decoration of affected areas.

Decision: Listed Building Consent - Approved

Decision date: 20/12/2017

Application Number: DOC/2017/0033

Received date: 25/04/2017

Valid date: 25/04/2017

Proposal: Discharge of conditions 3 & 4 relating to HPK/2017/0017

Decision: Discharge of Conditions - Approved

Decision date: 24/05/2017

Application Number: HPK/2017/0017

Received date: 12/01/2017

Valid date: 12/01/2017

Proposal: Listed Building Consent for proposed repointing and renovation works to the external walls; replacement of the existing lantern roof deck, roof covering and finial; replacement of some sections of the rwp's and soil stacks and painting of the new and existing rwp's and soil stacks; repainting of the external faces of the existing window frames; replacement of 2 existing internal structural beams including associated decorations

Decision: Discharge of Conditions - Approved

Decision date: 08/03/2017

Application Number: HPK/2014/0557

Received date: 30/10/2014

Valid date: 13/11/2014

Proposal: Listed Building Consent for proposed Installation of Smoke Extraction System.

Decision: Secretary of State Approval

Decision date: 08/01/2015

Application Number: HPK/2014/0556

Received date: 30/10/2014

Valid date: 13/11/2014

Proposal: Proposed Installation of Smoke Extraction System.

Decision: Planning Permission - Approved

Decision date: 08/01/2015

Application Number: DET/2012/0009

Received date: 24/08/2012

Valid date: 28/08/2012

Proposal: Proposed 1 x BT DSLAM Cabinet

Decision: Planning Permission is not required

Decision date: -

Application Number: HPK/2006/0303

Received date: 13/04/2006

Valid date: 13/04/2006

Proposal: Internal alterations including scissor lift, rewiring, redecorating backstage, repaint safety curtain, install air conditioning, install handrail to row B Upper Circle and replace gallery seating.

Decision: Listed Building Consent - Approved

Decision date: 29/09/2006

Application Number: HPK/2005/0254
Received date: 01/04/2005
Valid date: 01/04/2005
Proposal: Replacement of two treads to entrance staircase
Decision: Listed Building Consent - Approved
Decision date: 26/05/2005

Application Number: HPK/2001/0305
Received date: 01/08/2001
Valid date: 01/08/2001
Proposal: Fitting of 2 no. polished brass tubular handrails to the main entrance steps to the foyer
Decision: Listed Building Consent - Approved
Decision date: 25/09/2001

Application Number: HPK/0003/9624
Received date: 01/12/2000
Valid date: 01/12/2000
Proposal: Redecoration of the auditorium & front of house
Decision: Planning Permission - Approved
Decision date: 24/01/2001

Application Number: HPK/0003/8438
Received date: 31/08/1999
Valid date: 31/08/1999
Proposal: Renewal of toilets & disabled provision repairs to roofs & introduction of 2 glazed cupolas & canopy to gardens entrance
Decision: Planning Permission - Approved
Decision date: 27/01/2000

Application Number: HPK/0003/8437
Received date: 31/08/1999
Valid date: 31/08/1999
Proposal: Refurbishment & restoration of theatre front of house & pavilion gardens entrance & conservatory
Decision: Planning Permission - Approved
Decision date: 27/01/2000

Application Number: HPK/0003/8320
Received date: 19/07/1999
Valid date: 19/07/1999
Proposal: Repairing of theatre forecourt including a VIP demarcation route & the planting of one mature lime tree
Decision: Planning Permission - Approved
Decision date: 13/09/1999

Application Number: HPK/0003/5784
Received date: 01/10/1996
Valid date: 01/10/1996
Proposal: Ext & Alts 1st floor west wing C.O.U pavilion gardens conservatory to new box office. Disabled toilet & ramp. Alts to entrance, roof & parapet
Decision: Application Withdrawn
Decision date: 18/04/1997

Application Number: HPK/0003/5782
Received date: 01/10/1996
Valid date: 01/10/1996
Proposal: Ext.& Alts. 1st floor west wing. C.O.U. pavilion gardens conservatory to new box office. Disabled toilet & ramp & alts. to entrance, roof & parapet
Decision: Application Withdrawn
Decision date: 18/04/1997

Application Number: HPK/0003/4864
Received date: 21/08/1995
Valid date: 21/08/1995
Proposal: Extension of existing two offices to form one enlarged office. New lead finished flat roof with double glazed skylights.
Decision: Planning Permission - Approved
Decision date: 19/10/1995

Application Number: HPK/0003/4863
Received date: 21/08/1995
Valid date: 21/08/1995
Proposal: Extension of extg. 2 offices to form 1 enlarged office at upper circle level. New lead finished flat roof with double glazed skylights
Decision: Planning Permission - Approved
Decision date: 19/10/1995

Application Number: HPK/0003/4030
Received date: 07/10/1994
Valid date: 07/10/1994
Proposal: Replacement of existing safety curtain
Decision: Planning Permission - Approved
Decision date: 10/11/1994

4.6 Ecology

There is no evidence of any protected species emerging or entering the existing building on site.

4.7 Community & Services

The site is in Buxton town centre and therefore the area around the site has facilities including;

- Shops
- Hotels
- Housing
- Leisure
- Public houses
- Parkland

5.0 DESIGN STATEMENT

5.1 Proposals

Asbestos Survey

Prior to any intrusive investigations or inspections by a Structural Engineer, a targeted Refurbishment and Demolition (R&D) Asbestos Survey shall be undertaken in the identified locations (refer to drawings).

Structural Survey

A structural investigation is proposed, adopting the principle of minimal intervention to the historic fabric. Any disturbance will be confined to discrete areas and, on completion of the investigation, finishes will be carefully reinstated to preserve the character and appearance of the building, matching the existing as closely as reasonably practicable.

The works are limited in scope and are necessary to facilitate essential structural investigations. All interventions will be carried out with due regard to the significance of the heritage asset.

Accordingly, the proposals represent a sensitive and balanced approach that enables investigative works while upholding the overarching requirement to conserve the building's historic and architectural value.

6.0 HERITAGE STATEMENT

6.1 Official List Entry

Heritage Category:	Listed Building
Grade:	II*
List Entry Number:	1257789
Date First Listed:	21 st December 1970
List Entry Name:	The Opera House
Statutory Address:	The Opera House, Water Street

6.2 Location

County:	Derbyshire
District:	High Peak (District Authority)
Parish:	Non-Civil Parish
National Grid Ref:	SK 05625 73485

6.3 Details

Reference: Historic England Official List Entry

Opera house. 1901-03, restored 1979. Designed by Frank Matcham, restored by Derek Sugden of Ove Arup Partners. Coursed rock-faced gritstone with ashlar dressings and Welsh slate roofs. EXTERIOR: 2 storeys plus attic. East symmetrical entrance front has 5 windows with curved ends. Banded pilasters to ground floor with entablature, plain pilasters to upper floors. Central recessed entrance flanked by single fluted and banded Doric columns in-antis, with pair of glazed double doors and canted glazed side panels plus 4 overlights with circular glazing. Above a concave plaster with scrolls. Either side a round headed doorway with fanlight, that to right now blocked. Beyond single canted doorways with double panel doors. Central 3 bays covered by ornate iron and glass canopy supported on 2 columns each topped by an octagonal lantern. Above large central Diocletian window in moulded surround with keystone and curved balustrade, flanked by plain sashes in moulded surrounds with keystones. Topped by ramped parapet inscribed OPERA HOUSE with coat-of-arms above, flanked by balustrades with urn finials. Beyond curved sides have 2 plain sashes in moulded surrounds. Above, on either side 2 circular domed towers with paired squat Doric columns and 4 glazing bar windows, topped with entablature, ramped parapet and pedimented finials. Ribbed lead dome to each tower surmounted by ball finial. North front to Water Street has irregular stepped frontage in 3 blocks each stepped forward to right. Left block, 3-storey and 4 windows, has curved projecting porch supported on 2 wooden columns and 2 double doors, above to right semi-circular projection with 3 windows and shallow lead bell-canted dome. Windows in moulded vertical panels those to first floor with blind round heads. Curved section to right has 2 windows to top floor. Central block, 2 storeys and 2 windows, has central canted porch with double doors to centre and left each topped with a pediment, right has external staircase wall. Above 2 Venetian windows. Right block, 3 storeys and 5 windows, has large segment headed doorway with keystone and double panel doors. Above a circular window with ornate iron hanging lantern flanked by thin pilasters and topped by pediment. To left single sash to each floor. To right 3 pairs of plain sashes to each floor, upper floors flanked by thin pilasters and topped by pediments. Beyond to right canted corner with large doorway with lintel inscribed STAGE ENTRANCE and above 3 plain sashes, above again 3 round headed sashes. Topped by ramped parapet with 6 ball finials, set back hipped roof topped by octagonal glass and iron lantern with pyramidal roof and finial. INTERIOR: Baroque Revival style decoration by Dejong of London described by Pevsner as "sumptuous". Good foyer, stairs, and auditorium with elaborate

plaster decoration to proscenium arch, boxes, balcony fronts and ceiling with painted panels. Classical and Art Nouveau influences to stained glass. Reputed to have original stage equipment. The original gasolier and distributor for the gas lighting and ventilation system is still evident. HISTORY: the Opera House was opened on 1 June 1903, it cost £25,000. It became a cinema in the 1950's, was restored and re-opened as a theatre on 30 July 1979, with a performance of Donizwtti's "Lucia di Lammermoor". (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 117; Arup Associates Architects and Engineers etc: Buxton Opera House (guide): Peak Press).

6.4 Proposed Works

Refer to Section 5.1