



Design and Access Statement

Victoria Hall, Glossop

Internal Remodelling

AHR Building Consultancy Ltd
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1.0 Client's Brief

We have been appointed as building consultants by our client, Victoria Hall (part of the High Peak Borough Council), to apply for and obtain Listed Building Consent for internal alterations to the Victoria Hall's basement and reinstatement of an original opening on the ground floor.

Following several meetings with the Client and stakeholders of Victoria Hall, a brief has been developed which comprises of; internal alterations to the derelict and disused basement to create additional work and storage spaces, as well as refurbishing the existing accessible WC and external fire exists, refurbishment to the original sash windows and ground works to provide safe level access to the basement. This will allow for an increased capacity to the basement floor of the Hall and increase its use capabilities within the community. Furthermore, our client would like to reopen an original opening on the ground floor to allow for improved circulation and better use of the space.

The Hall promotes a community led space for residents of Glossop and the surrounding areas. The focus and purpose of the works is to expand the use of the redundant spaces and allow visitors/members of the community with accessibility issues to enter the building unaided through a refurbished entrance directly to the basement level.

A detailed description of the works is available in section '5.0 Proposal' of this document and the additional heritage statement within the application.

2.0 Location

The full address is: -

Victoria Hall
Talbot Street
Glossop
High Peak
Derbyshire
SK13 7DQ

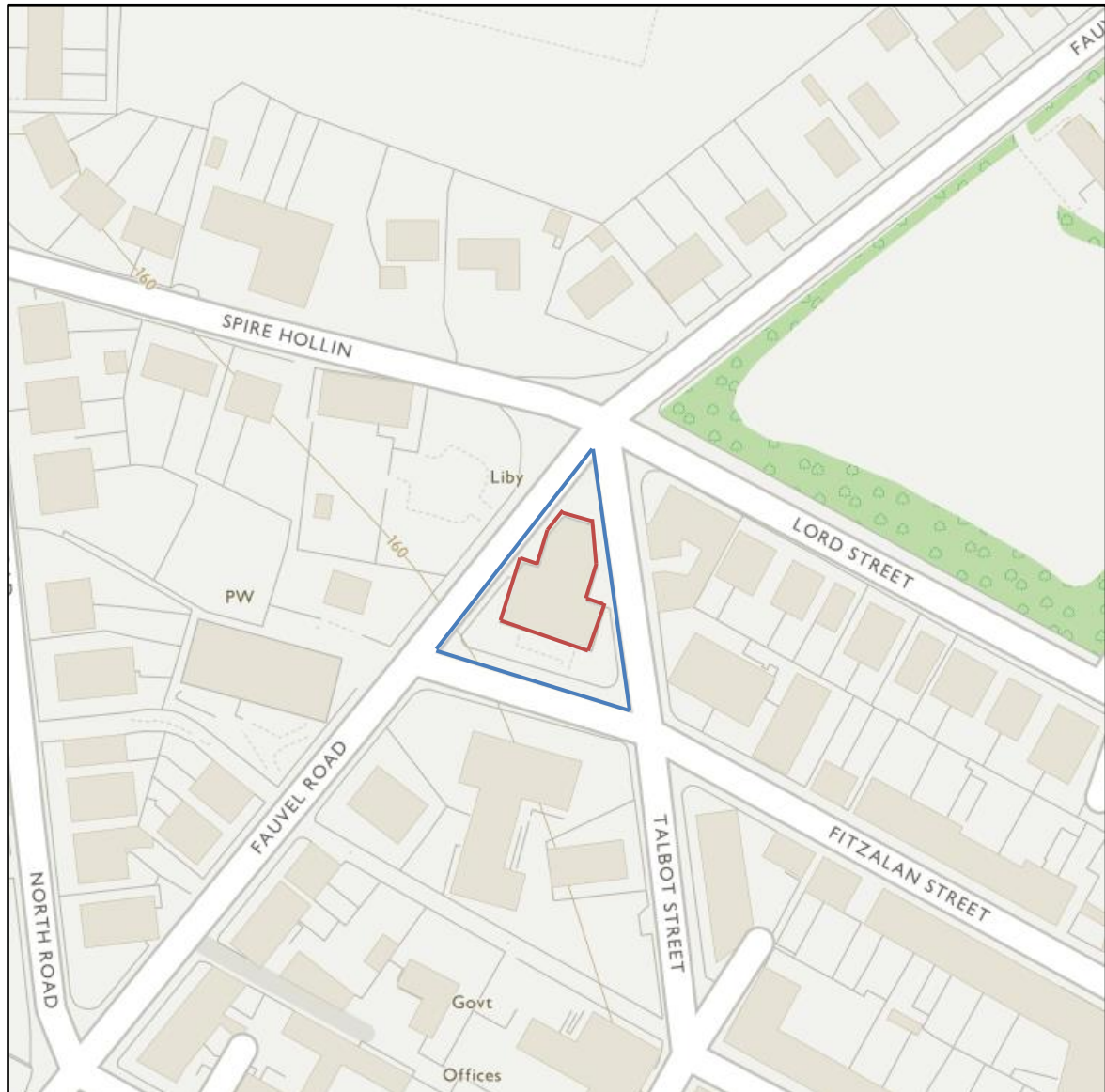


Figure 1 - Location Plan

Blue line denotes the site boundary
Red line denotes the works area

3.0 Assessment of Site, Access and Surrounding Areas

The site boundary is highlighted in blue. Within the site boundary is the Hall and external surrounding green space. The site is in Glossop, part of the High Peak Borough Council. The Hall is located in a predominantly residential area with proximity to open green spaces, such as Glossop Cricket & Bowling Club.

Vehicular and pedestrian access to the site is available off Talbot Road/ Fitzalan Street/ Fauvel Road. The Hall is within a triangular plot, with on road parking on the surrounding roads and no designated parking spaces for the Hall.

The Hall is surrounded with a low-level stone retaining wall denoting the boundary of the community hall, with a public footpath around the full perimeter of the site. The green space surrounding the site has existing footpaths, however they are in poor condition and do not allow safe access into the basement of the Hall.



Image 01 External boundary



Image 02 Degraded footpath and trip hazards to access

4.0 Development History

Victoria Hall is a Grade II listed building within the Norfolk Square Conservation area. Originally built in 1887 as a concert hall and library, the community now utilises the space to run various community lead events throughout the year as well as retaining the library.

The Hall is Gothic Revival Architectural Style which features coursed rock-faced millstone grit with ashlar dressings, and Welsh slate roofs with coped gables and kneelers. The main entrance to the Hall is through an arched ashlar doorway, highlighting the panelled double doors and above fan light. Additional features which gain architectural and historical significance include chamfered sill bands and plinths, quatrefoil parapets, square spire finished with ball finials and apsidal windows. The basement level is visible and accessible from the rear south façade, as photographed above.

Internally the main entrance hall with detailed finishes and stairs to the unused upper floor. These are currently locked and do not allow for public access. The historic features internally are retained, included moulded architraves and ceiling style cornice, as well as panelled doors and engaged pilasters support encased wide beams.

Although there have been internal alterations over the years, the extent of these alterations over the last 150 years are unknown. However, existing features which have previously been covered are within the scope of works to reinstate to retain the historical features.

5.0 Proposal

Internal works to both the ground floor and basement level is to improve the finishes and usability of the space. Ventilation is proposed to be installed to allow for a workspace to be created. The vents which will sit on the stone façade of the building are to be located in discrete locations and the appearance is to match the existing.

Additionally, the sash windows are to be repaired, which includes relocating vents which have been installed in some of the top panels of the existing windows and fitted with plywood board. See proposed elevations for locations of proposed vents.

- Remove damaged or defective sealant
- Install new foam backing roads where required
- New polysulphide sealant
- Remove any flaking paint or resin
- Apply sealer to timber surface
- Repair windows in situ
- Install new cotton sash cords and new forged square wheel
- New parting and staff beads
- New polished sash lifts
- Replace damaged or missing glazing panes
- Decoration of timber frame

Further to this, two new external doors are proposed to be installed, replacing the existing timber doors. New doors with large glazing panels will allow for safe access for all users to enter and exit the Hall safely throughout the day and evening. The current doors do not provide any visibility to who is entering the Hall, which is a safety risk for the community. The proposed doors are aluminium, double glazed single doors, these will provide improved thermal insulation, reducing heating costs for the Hall.

The existing footpath to these entrances is degraded and has multiple trip hazards, preventing wheelchair users and community members with mobility issues to safely enter the basement. Given the main entrance has stairs to access, it is imperative the basement entrance and exit is accessible to everyone. We are proposing both new macadam surfacing and expanding the area of the existing path. This will minimally reduce the green space on the site, however, will provide a much improved entrance to the building which will be invaluable for complete accessibility. Additionally, a new handrail to the existing steps is proposed to be installed to ensure this area is also as accessible as possible without removing or damaging the listed building or grounds.

6.0 Disabled Provision

Where possible, all works will be compliant with Part M of Building Regulations, the Equality Act and BS8300.

Key features of improving the accessibility of the basement level of Victoria hall is improving the condition and width of the access footpath, installing new external doors with level access, as well as replacing the existing WC with an accessible and compliant Doc M toilet.

7.0 Further Information

This document is to be read in conjunction with the planning application and all other information and drawings which accompany the application.