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CHANGE OF USE OF THE FORMER GEORGE STREET GARAGE TO FORM A LICENSED BAR (NO HOT FOOD LICENSE)

GEORGE STREET, BUXTON

HERITAGE STATEMENT

The application relates to the conversion of the former George Street Garage (George St, Buxton) to form a small, licensed bar (not licensed to serve hot food). The garage itself has not been used as a working garage for a few years now with the owners having moved their full-time facilities to their other garage at Glutton Bridge. The building is still owned by the same family, but the premises stand empty. In the recent months the building has been offered to the applicant on a long-term lease deal. The applicant, Mr Paul Crisp having owned (and still owning/running) several very successful bar and restaurants throughout Buxton over many decades.

The building sits adjacent to the rear/side of the George Mansions apartment building and is accessed off George Street – opposite The Old Courthouse (whilst access to George Mansions is from Manchester Road).



The George Hotel/Public House and Mansions date back to circa 1770 in their original form with later additions in the 19th century – it is likely that the single adjacent addition that now forms the George Garage was built at this time and the earliest available OS maps of 1879 clearly show the building – in part if not the full structure we see today.

The George was built as a Hotel and Public House during the early part of Buxton as a holiday Spa Town and the later additions followed during further prominence as such. Given the original single storey building we see today as the garage clearly pre dates the car it is likely the building in question was originally a stable/horse cart building of some form and given the shape we see today has evolved it's likely that reflected its use for maintenance purposes evolved over the decades and into the greater use of the motor vehicle.



Prior to being renamed the George Garage in the late 1970's (shown in the picture below) the building was known as the Old Post Office Garage. Given the original Buxton Post Office was just around the corner at The Quadrant, it is likely the building had a maintenance use dating back to vehicles used for same which thus evolved over the decades.

Although the building has clearly altered slightly in its form, the bulk of the original structure remains in-tact to this day with coursed gritstone elevations (which clearly match The George Mansions), timber sliding sash windows and a large front garage door opening of over 3m in height and 3.5m in width. The roof coverings of Welsh blue slate sit to a pitched hip roof line (later slate are in place to the rear) – the roof itself being of generally good condition.

To the rear roofline the form is that of a hip flat top – with that area now capped off with a later addition flat roof covering. Although no photos are in existence to confirm so – given the Victorian era of the building – it is quite possible this flat roof has once housed a roof lantern. This is further backed up by the fact that the roofline to the rear of the building has always been open to the pitch roofline internally, with the flat element clearly on show. Whereas the front part of the building did have a form of ceiling for storage (although the ceiling line has been removed internally as it was in a very bad state of decay and the proposal intends to open the space up to the rake of the roofline throughout)



Given the owners have now moved their full-time garage operations to their other facilities at Glutton Bridge, the building has stood empty for some time, although still in ownership. Within the last few months the building has been offered to the applicant Mr Paul Crisp (the family of which own The Lone Star Restaurant opposite) on a long term lease agreement, in order to provide a licensed bar – solely as a drinking establishment with no purpose to serve hot food.

Given this part of town has evolved over the last decade or so, as a very successful drinking and dining hub, this intended use would form a natural fit for the on-going future viability of the building.

As the drawings clearly indicate, the building itself can accommodate the intended bar use without any external structural alterations, with all existing openings retained. To the frontage, the original garage doors will be removed, to allow for a heritage range aluminium full height glazed screen/door split into 3 door sections each split into slimline aluminium framed quarter lights. All original sliding sash windows to the rear and side will be retained, stripped back and made good to receive 2 undercoats and 2 black painted finish coats. The heritage range aluminium framed glazed opening finished black to match.

The roof is to largely remain intact with the original slate coverings retained and all guttering stripped back and re-painted black to match. To the rear, the intention is to allow for a heritage aluminium framed roof lantern (in black) to sit to the flat top area. This would be an in-keeping Victorian feature and as explained is likely to have been a feature that sat in place to the original roofline. The black colour to the slimline aluminium will allow the lantern to sit in a recessive way to the roofline. The rear elevation is largely unsighted from public view – with the only real way to see this roof elevation being by looking over the 6ft high fence to the bin store adjacent to the Goerge Mansions front car park.

In terms of ‘branding’, the existing George Street garage board will be removed to be replaced with a similar hanging board sign to that outside the Santiago Restaurant at the Old Pump House. The board itself will be 500sq with a cast metal hanging frame and feature downlights painted black. The sign itself will site some 2400MM above ground floor level.





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