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The George+ George Mansions
The Square
Buxton

Planning Statement 28.01.08

The application relates to the property referred to as The George Hotel and Public House and George Mansions. This comprises two buildings, attached, forming a complete free standing structure, the earlier part the George Hotel dating from the 1770s, the later wing George Mansions dating from the late 19th Century. The George Hotel slightly pre dates Buxton Crescent and was similarly built for the Duke of Devonshire.

The George Hotel is located to the North West of Buxton Crescent and its' principle façade address the street known as The Square, which becomes George St to the north. This was originally the Manchester Rd. This facade faces South West and rises to 4 stories with a pitched slate roof above containing 3no. dormer windows. The building is constructed of local Peak District Sandstone. The Building has an L shaped plan form, of which the longer wing is the later George Mansions. This is a 3 storey structure, its' basement area agreeing with the ground floor level of, The George Hotel, reflecting the storey change in level across the building's site from north west to south east.

The application relates to the ground floor area of The George Hotel and a part of the basement level of George Mansions, representing the demise of the public house in its current configuration. The works involve the internal refurbishment of these spaces which have been allowed to fall into relative disrepair in recent years and minor interventions into the building's existing elevations, to provide increased natural day light and views. A new duct is also required for the removal of cooking fumes from the kitchen area located on the east elevation of the George Mansion wing towards its intersection with the older building. The total area of the demise to be refurbished is 645msq.

The internal works involve the relocation of the existing toilet block. A new toilet area will provide 3no. urinals, 3no male WCs, 5no female cubicles, a baby change area and a dedicated compliant Disabled WC. These will be located above the existing drain positioned towards the southwest end of George Mansions where the kitchen is currently housed. A new kitchen area is proposed in the single storey extension at the intersection of the two wings of

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the main structure, where the male and female toilets are currently located. This will involve the removal of the bathroom partitions and the formation of a new opening in the wall towards the bar area to create a kitchen pass.

The current layout of the drinking areas provides 2 no bars one to the room at the front of the George, and one to the rear, these are linked by a door opening.

It is proposed to enlarge this opening to allow the bar staff greater ease in serving from the two counters. The rooms to the southwest end of George Mansions are to have partition walls and modern bathroom appliances removed, and be remodelled to provide a lounge and function area. One window opening on to the southwest elevation will be dropped to provide direct means of access from the terrace. This will be fitted with hard wood doors and frame detailed in sympathy with the 19C elevations of this section of the building.

The interventions into the existing elevations are to be located in the southeast facing wall of the single storey extension to The George Hotel, dated circa 1972. Two new window openings are proposed to provide diners in the brasserie area views across George St to the rear of the Crescent. The openings are to be fitted with hardwood sash windows, traditional in detail, with a wider central window, and two smaller dimensioned sashes to either side, refer drawings, Da-TG-PL-033. The existing window opening, currently boarded up to the north east elevation will be replaced, and a new hardwood traditional fenestration fitted along side a glazed door leaf providing an alternative means of escape via the existing short flight of stairs to the rear. A new roof light is also proposed, located centrally in the 1972 single storey extension, detailed in hardwood, with traditional sub divisions of the glazed panels.

Disabled access remains via the front door to The George Hotel, which can be reached directly from the pavement of The Square without hindrance. This situation remains unaltered from the existing condition.

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Access Statement 12.02.08 HPBC Ref : HPK/2008/0073 and 0074

Disabled access is currently afforded to the George Public House via the pavement of the St known as the Square, running NE towards George St. The Square allows for the free movement of traffic up to the forecourt of the public house, cars can pull over and allow the disabled to alight. The pavement is linked continuously to the front entrance door of The George by means of the forecourt and no threshold or change in level inhibits the movement of wheel chairs. This arrangement is to be maintained in the proposed refurbishment.

Within The George the all the public rooms are linked with minor changes in level between the Bar area and Dining room including a ramp to allow disabled access across the entire ground floor public demise.

The application allows for the improvement of the current WC provision with a dedicated compliant disabled toilet.

The application also includes a new set of double doors to the proposed function room. This will be detailed to allow the disabled immediate access off the forecourt providing an alternative means of access and egress.

The existing layout includes two other means of public egress via short staircases to the external street area to the rear of the demise. These are to be maintained in the proposals and if the need arises will afford alternative means of escape for the public, with disabled customers being assisted by members of staff.

A service access door for kitchen deliveries exists off the rear courtyard to George St. This co insides with a parking lay by allowing adequate provision for vans to park while unloading to make deliveries without inconvenience to the passage of traffic.

HPK/2008 / 0074

Environment Agency Standing Advice Development and Flood Risk - England

March
2007

Householder and other minor extensions

welcome | user flowchart | consultation matrix | sequential test results table | applicant and agent advice
householder and other minor extensions | general surface water drainage information
planning policy statement 25 | flood risk assessment note 1 | flood risk assessment note 2 | flood risk assessment
note 3
view this document as pdf for printing

The guidance below is designed to cater for domestic extensions as well as the extension of an existing building used for non-domestic purposes where the footprint created by the development does not exceed 250 square metres.

The Environment Agency recommends that:

Applicants complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Planning Authority that flood risk issues have been addressed as part of the development.

Planning Authorities check the planning application and ensure that one or other of the mitigation measures proposed in the table below has been incorporated into the development.

Applicant to choose one or other of the flood mitigation measures below.	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to tick one of the boxes below
<p>Either:</p> <p>Floor levels within the proposed development will be set no lower than existing levels AND, Flood proofing of the proposed development has been incorporated where appropriate.</p>	<p>Details of any flood resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)</p>	<p>✓</p>
<p>Or,</p> <p>Floor levels within the extension will be set 300mm above the known or modelled 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal & coastal flood level.</p>	<p>This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level.</p> <p>All levels should be stated in relation to Ordnance Datum</p>	<p>HIGH PEAK BOROUGH COUNCIL GLOSSOP SITE RECEIVED 12 FEB 2008</p>

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[Click here for information on flood resilience and resistance techniques](#)

Cumulative impact of minor extensions and the removal of Permitted Development rights.