

# **Pavilion Gardens Phase 1: Pavilion Arts Centre NEW LIFT INSTALLATION**

## **DESIGN AND ACCESS STATEMENT**

### **Overview:**

Permission is sought for the installation of a vertical platform lift at the Pavilion Gardens complex. The Paxton Suite is being refurbished as part of a larger project and this new lift will serve both the new Pavilion Arts Centre Theatre and the larger complex as a whole.

We would note that the main Paxton Suite refurbishment is covered by a separate application and will not be dealt with here.

### **The Physical & Social Context:**

"The Pavilion Gardens is located due west of The Crescent and Spa Complex in the centre of Buxton. The rear of the building faces north onto St John's Road. The main public access is from the south elevation with a number of entrances opening out onto the associated parkland.

The contribution of the Pavilion Gardens complex to the character of the townscape is substantial. Situated in the core of the historic centre of Buxton, the area around Water Street, the Square and the Crescent, the complex as a whole provides a critical focal point in terms of the townscape.

The buildings in their present configuration provide vital facilities for the local community in recreational and social terms as well as in the wider tourism context. The community value of the buildings in their current use is therefore high and the continual use and development of the recreational facilities is highly significant in cultural and heritage terms. " (*Pavilion Gardens Conservation Statement, Plann.it Ltd*)

### **Vehicle access & pedestrian approach**

Vehicle access is via St. Johns Road to the main car park to the west of the site. Pedestrian approach is either along St. Johns Road or through the Gardens at the lower level. There are no changes to these arrangements as part of this scheme.

### **Existing Circulation within the building**

The existing Pavilion Gardens complex is split across a number of levels. Due to the slope of the site, both the Garden and St. Johns Road levels have wheelchair access, however circulation between them within the building is via a highly compromised platform stair-lift. This has reduced headroom and cannot be used without a member of staff in attendance. This stair lift is the main access for users of the Paxton Suite to the accessible toilet on the lower Garden Level.

Local access groups and the Theatres Trust have called for improved vertical circulation within the Pavilion Gardens complex, in particular now that the Paxton Suite is to be refurbished. It is felt that the current arrangement is unsatisfactory, and could greatly reduce the useability of the new facility to elderly or less able patrons, or parents with buggies. The current arrangement is discriminatory

in that it make access between Garden and Street levels difficult for less-able patrons, and there is no access to the upper levels for less-able staff.

### **Statutory Consultation:**

The lift installation has been the subject of pre-application discussions between Marsh:Grochowski Architects and the following parties. Their comments have been incorporated wherever possible.

- Richard Tuffrey, Conservation officer, High Peak Borough Council,
- Eilish Scott, English Heritage
- Chris Lines, Development Control, High Peak Borough Council
- Ian Hill Access Consultant
- Derby Coalition for Inclusive Living
- Disability Derbyshire
- Access Buxton
- Access Glossop

### **Location & design:**

The proposal is to install a new Gartec 1000 Platform lift, located in an area adjacent to the main staircase, off the St. Johns Road entrance lobby. This location will give access to all four levels of the complex and currently houses ancillary functions such as stores and cleaners cupboards. It is relatively unobtrusive and the impact of the lift shaft on the main features of the listed building is minimal. The upper landing will be located off the Art Deco foyer, however every effort has been made to design this as simply as possible to minimise its impact. Minor alterations will be required to the ticket booth in the St Johns Road lobby, however it is felt that these could be carried out sensitively and the booth brought back into use.

### **Use:**

A lift of this type will be capable of being used by the public without a member of staff in attendance. This will allow unrestricted access throughout the public areas of the complex.

It is proposed that lift access to the balcony level of the complex is restricted to staff only, and will have keyed access. This is primarily to simplify escape in the event of a fire - P.A.C. management do not intend to use the balcony for wheelchair-using patrons as there is such good provision on the ground floor. There are no other public functions on the balcony level.

### **Access:**

The installation of this new platform lift will allow the following:

- Convenient access to all public levels of the Pavilion Garden complex for patrons.
- Users of the Pavilion Arts Centre will be able to reach the accessible WC's on the Garden level without needing a member of staff in attendance. This is particularly relevant as the Pavilion Art Centre will be used in the evenings when Pavilion Gardens staff have left, and P.A.C. staff may not be available to assist.
- Staff access to all floors including the balcony.
- Emergency egress from upper floors (supervised by staff) as lift has a fire rated power supply.

- Staff movement of equipment between different levels of the building

**Scale:**

The lift proposed meets the provisions of Part M and will accommodate one user of a manual or electrically powered wheelchair and one accompanying person. This is the largest platform lift which could be accommodated in this location.

**Landscaping:**

N/A

**Materials and Construction:**

The specified lift is constructed in powder-coated steel and aluminium with fully glazed doors. The intention is to differentiate between the existing building and the new intervention by using clean modern materials, which are easily legible. The doors are simple and have clean lines, which we feel will sit comfortably in areas such as the first floor Art Deco foyer. (see dwg. 08027(LIFT)07) Openings for lift doors have been kept to a minimum, and existing features such as cornicing and mouldings left untouched.

**Sustainability:**

N/A