



Regenerating Buxton Crescent

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Buxton Crescent Heritage Trust





Buxton: a town based on water

- **Aquae Arnemetiae** - one of only two thermal spas in the country recognised by the Romans
- **Georgian spa town** - established by the Fifth Duke of Devonshire to create a spa in the north of England
- **Victorian resort** - largest centre for hydrotherapy in the UK
- **20th century decline** – in line with all of the traditional spas and rise in overseas travel
- **21st century renaissance** - based on its spa heritage



Heritage led regeneration

- Nearly **£120 million gross value of heritage related development** in a town with a population of just 23,000
- Transformed Buxton from a **stagnant to a growing economy** and a **below-average** to an **above-average wage rate town**
- **Attraction of new businesses** to distinctive historic buildings
- Benefits of **partnership working to** deliver Buxton's regeneration vision to become a **leading spa town for the 21st century**

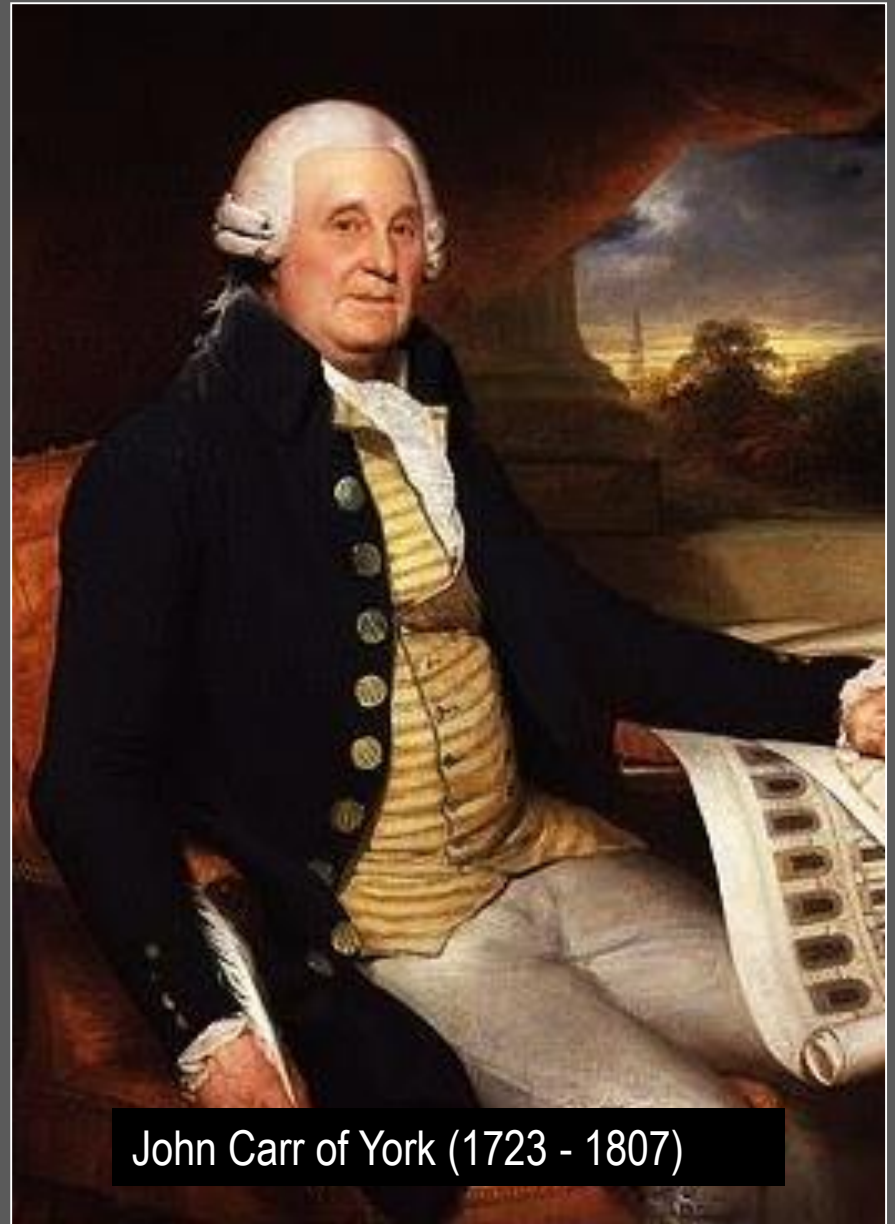


Fifth Duke's vision

- **The Crescent** was at the centre of the **5th Duke of Devonshire's scheme** to create a fashionable spa in the North of England
- Designed by John Carr of York and constructed 1780-89
- Designed as **two hotels and 6 lodging houses**
- **Lavish new accommodation for visitors** in the Crescent
- Stabling for 120 horses in **The Great Stables**

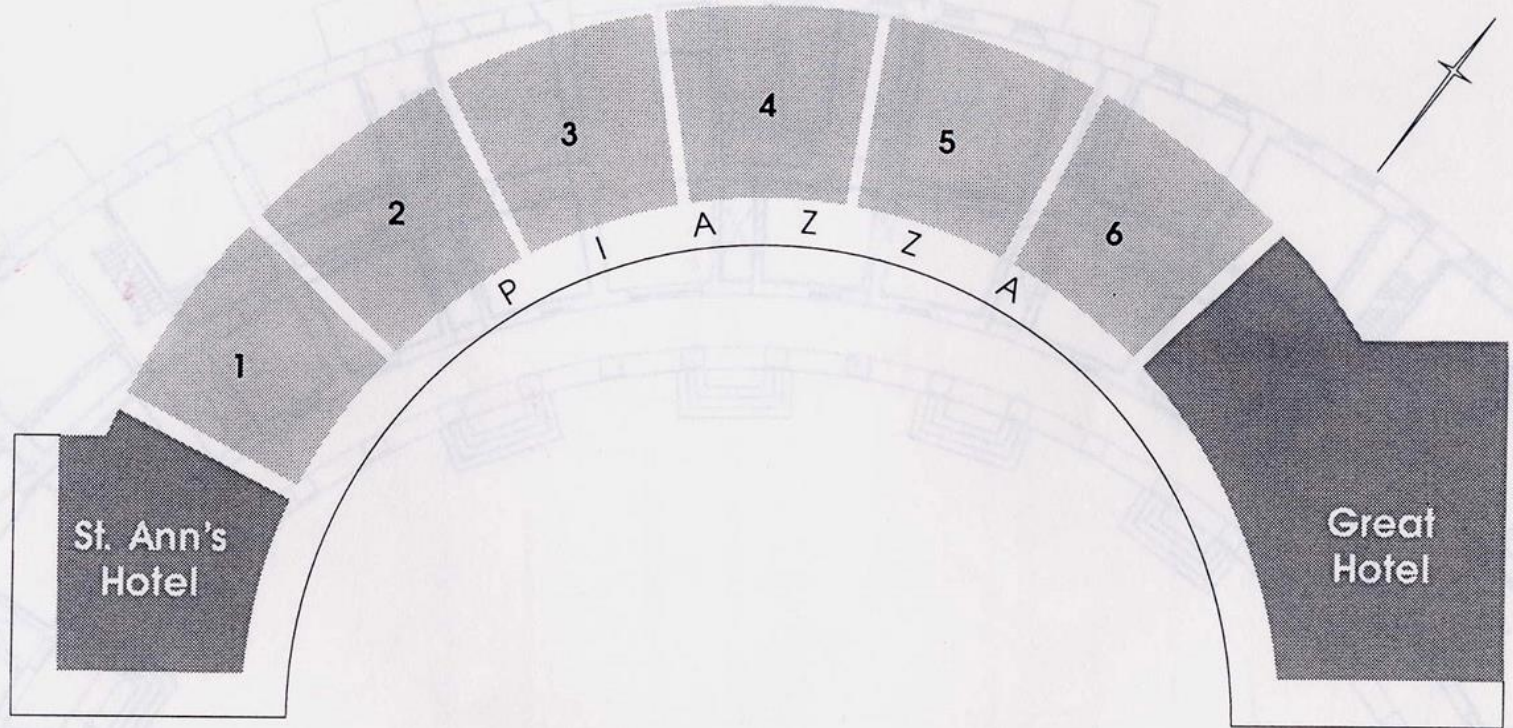


William Cavendish (1748 -1811)



John Carr of York (1723 - 1807)

Natural
Baths



Lodging houses

St. Ann's
Hotel

Great
Hotel

P I A Z Z A

0 10 Metres
0 40 Feet



Surveyed: May 1992
Drawn scale: 1:100
Drawing: 1 of 19
Grid ref: SK0578 7356
NBR No:86648

THE CRESCENT, Buxton, Derbyshire

Block plan, showing main divisions *ground floor*



MICRARIUM

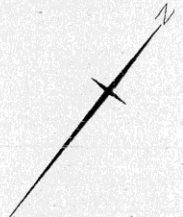
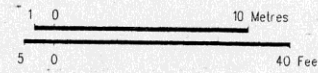
Rescue of the St Ann's Hotel – 1992-96



**St Ann's Hotel
(west side)**



**Great/Crescent Hotel
(east side)**



Rescue of the St Ann's Hotel – 1992-96

**St Ann's Hotel
(west side)**



High Peak Borough Council
working for our community

**Great/Crescent Hotel
(east side)**



DERBYSHIRE
County Council

1 0 10 Metres
5 0 40 Feet











The Crescent's future use?



High Peak Borough Council
working for our community



DERBYSHIRE
County Council



Historic England



HERITAGE
FUND

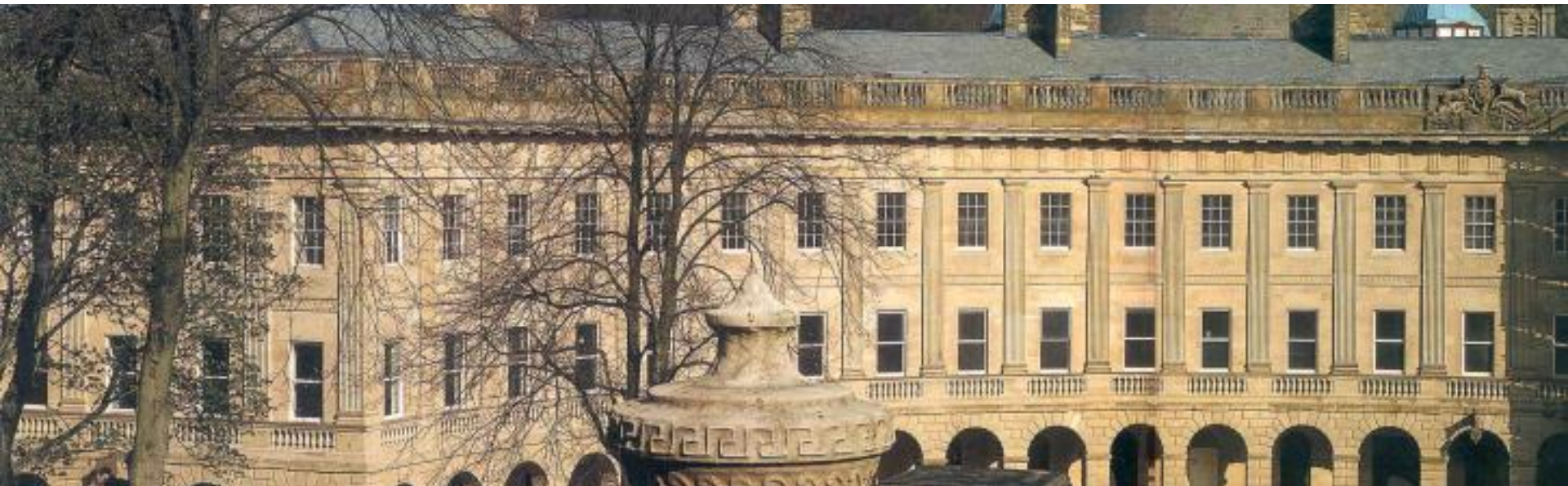
- 1996-2000, Councils marketed the **Crescent, Natural Baths and Pump Room twice** but no serious interest
- Any projects coming forward required **substantial public grant** support due to the high costs of restoration
- Councils agree with the National Lottery Heritage Fund to **promote their own project** in partnership with the private sector
- Councils seeking **hotel and spa uses** that would make use of Buxton's natural resource and help regenerate the town

Growth in thermal spa markets



- **\$50 billion growing global market** particularly in Japan, China and Europe but underdeveloped in the UK
- **Buxton and Bath** are the only two places in the UK where there is sufficient thermal natural mineral water available to make a thermal spa commercially viable
- **Thermae Spa at Bath** had estimated **280,000 visitors and £12.7 million** additional spend in 2016 – vastly exceeding expectations

Buxton Crescent & Thermal Spa



- Promoted by **Derbyshire County Council** and **High Peak Borough Council**
- Working with **private sector partners** to:
 - Undertake the restoration and conversion work
 - Deliver and manage the commercial hotel and spa uses
- Established a new **dedicated charitable trust** to interpret the building and manage public access

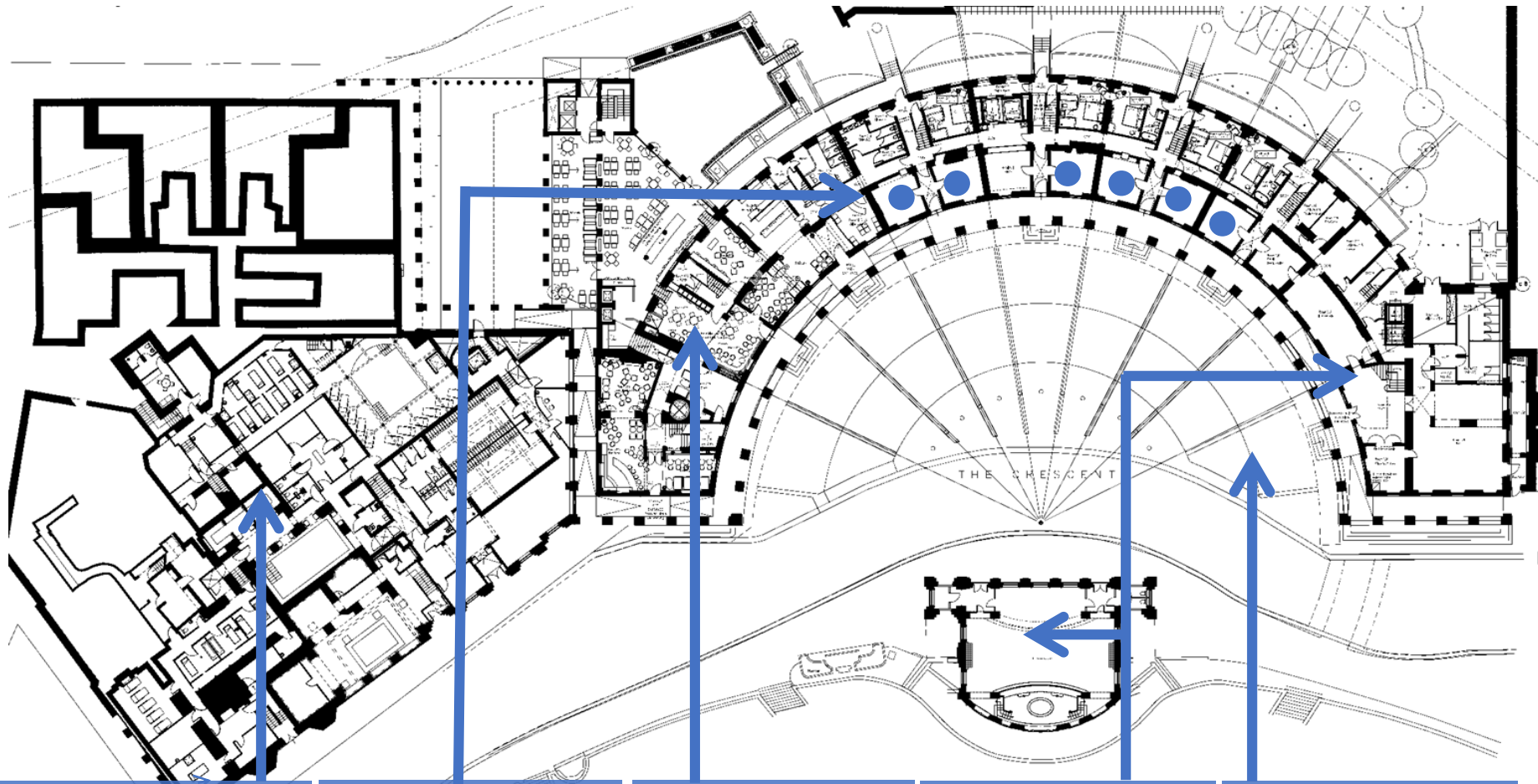
Buxton Crescent & Thermal Spa



- 2000 onwards, the Councils bid for **public sector funding** to match the **private sector investment and charitable fund-raising**
- Partners:



Proposals



Thermal natural mineral water spa

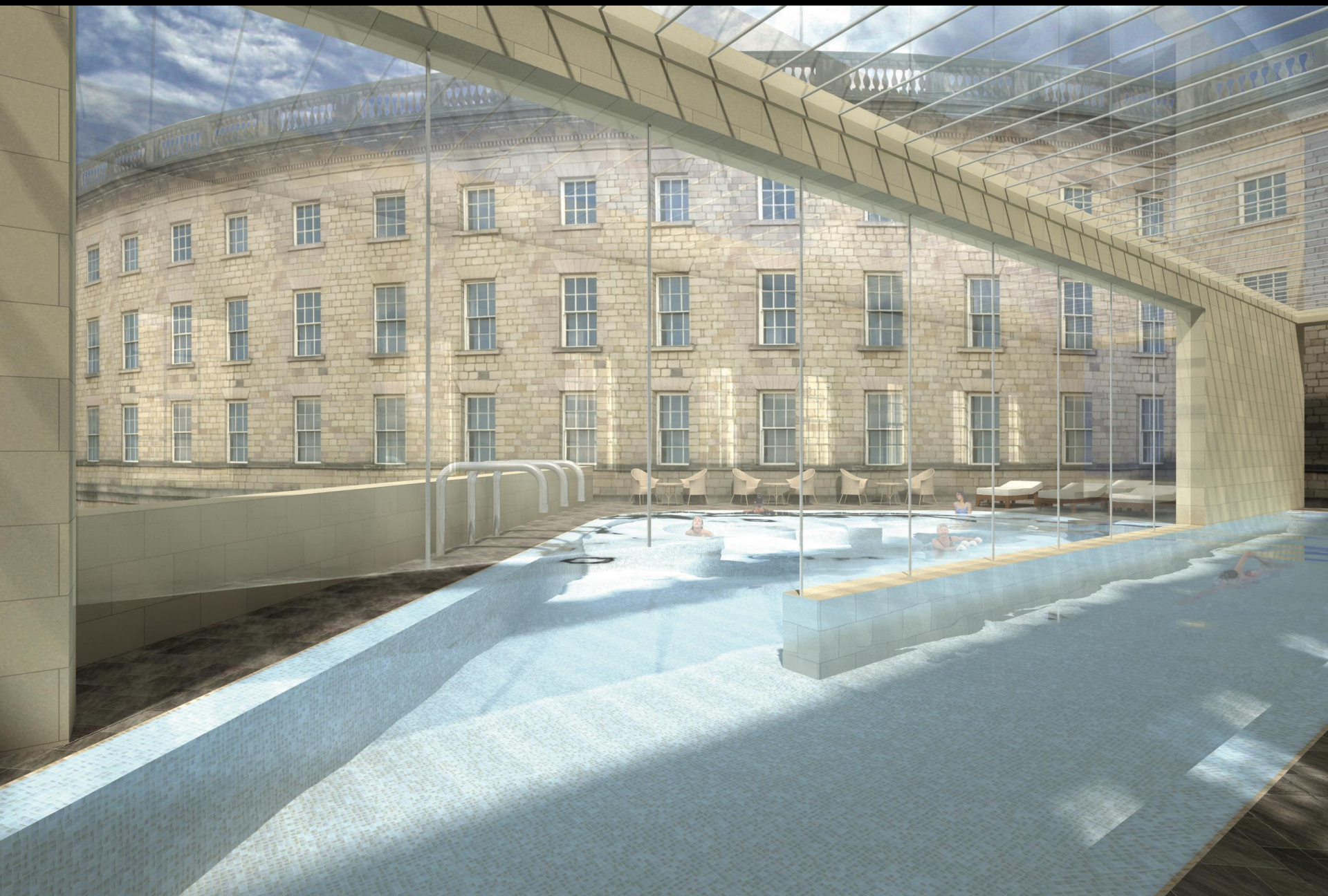
6 boutique scale shops

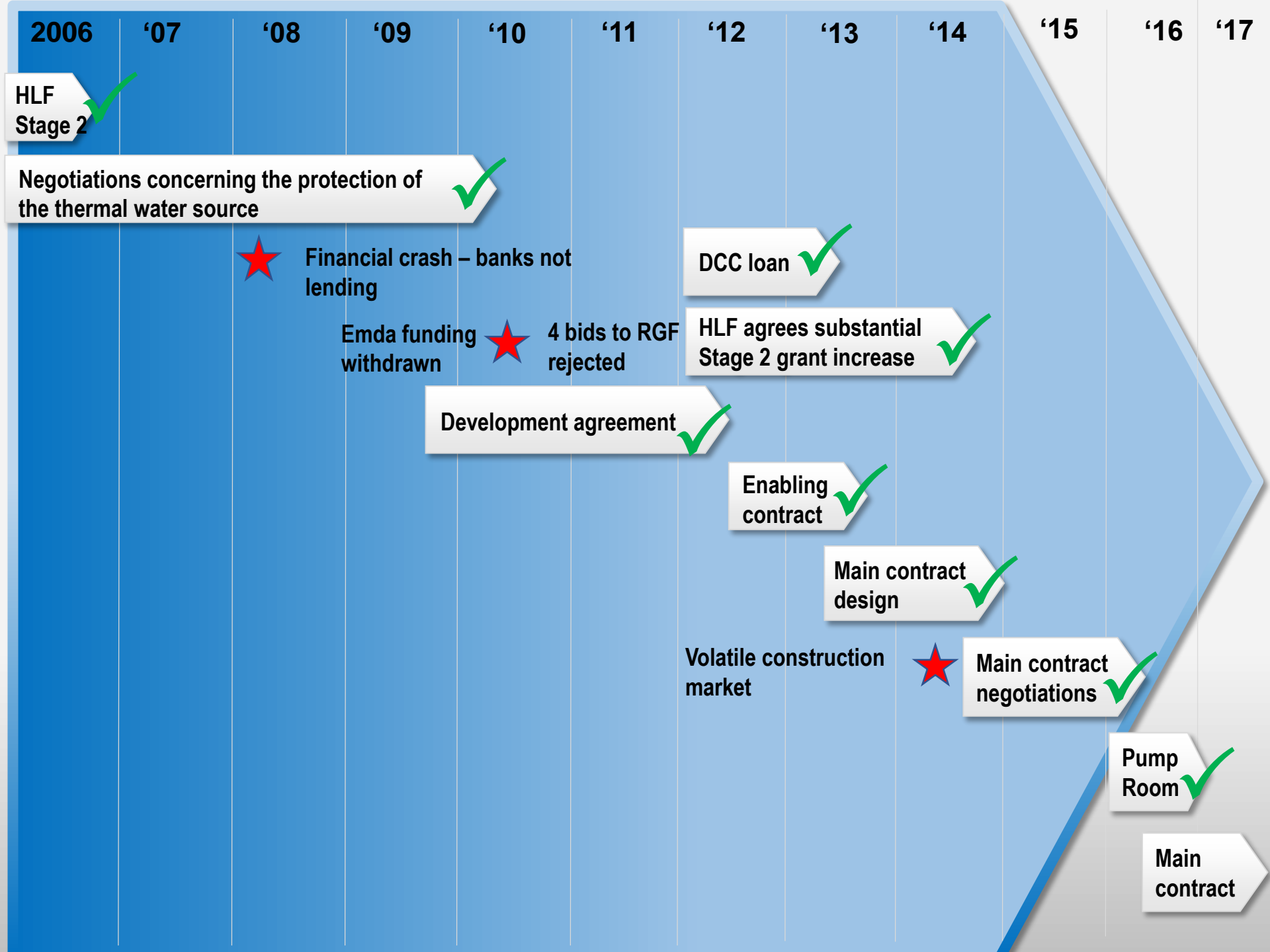
80 bedroom 5* spa hotel

The Crescent visitor experience

Enhanced setting







2006

'07

'08

'09

'10

'11

'12

'13

'14

'15

'16

'17

HLF Stage 2 ✓

Negotiations concerning the protection of the thermal water source ✓

★ Financial crash – banks not lending

DCC loan ✓

Emda funding withdrawn ★ 4 bids to RGF rejected

HLF agrees substantial Stage 2 grant increase ✓

Development agreement ✓

Enabling contract ✓

Main contract design ✓

Volatile construction market

★ Main contract negotiations ✓

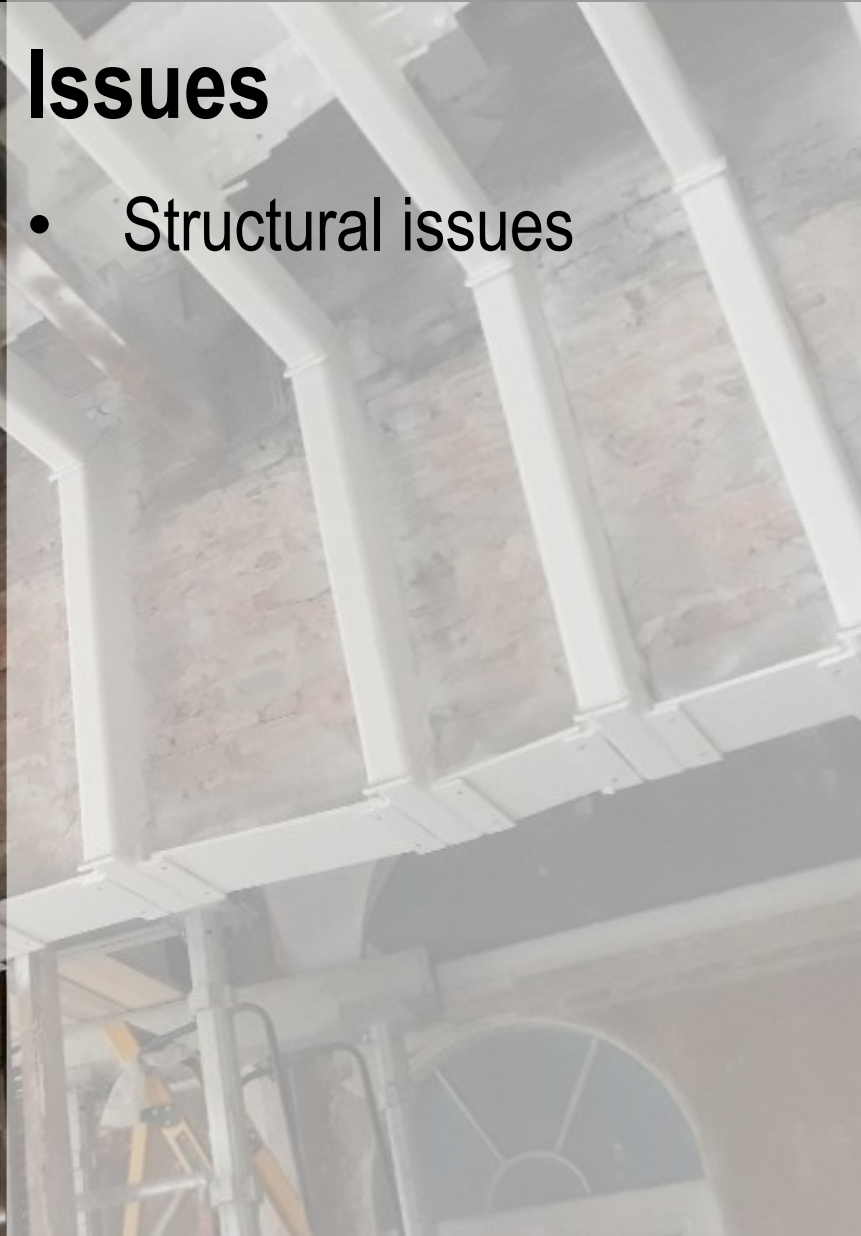
Pump Room ✓

Main contract



Issues

- Structural issues





Issues

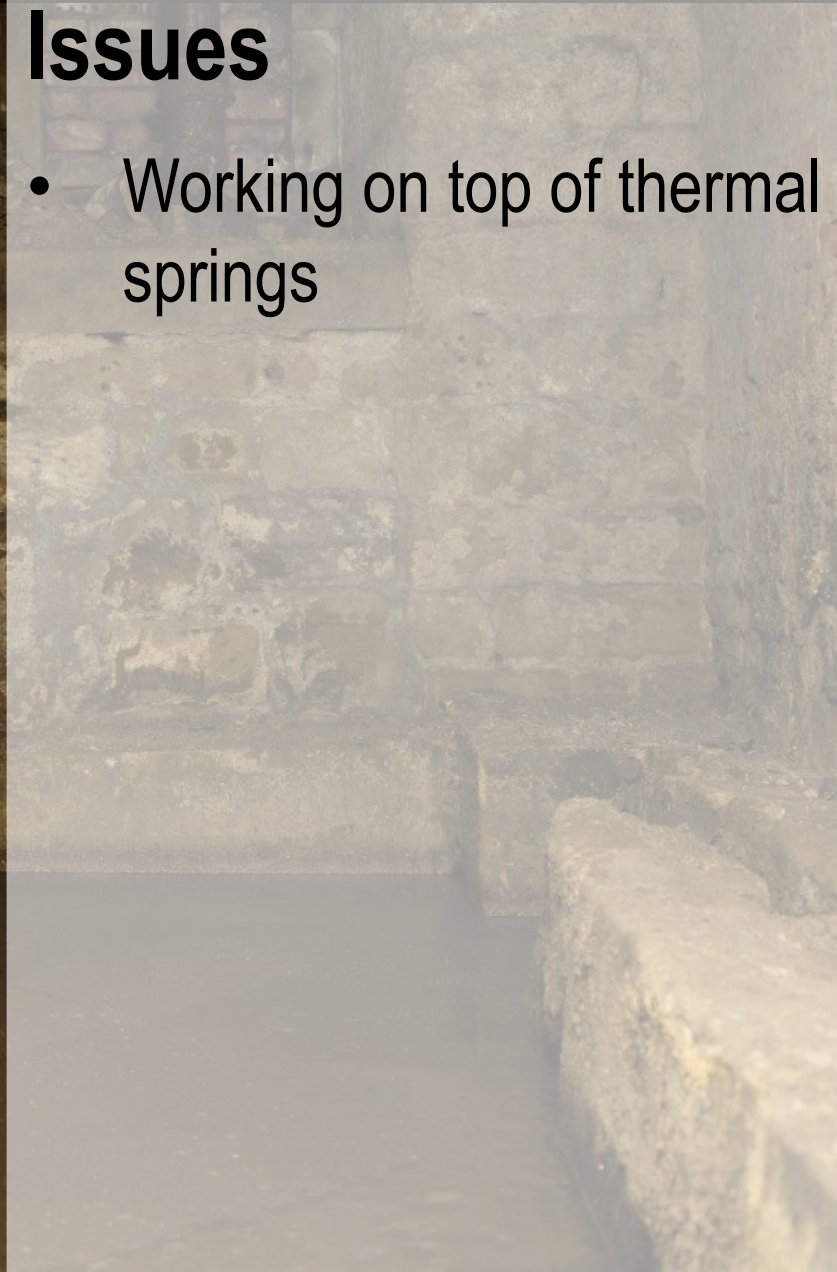
- Fitting a 21st century hotel and spa into a historic building





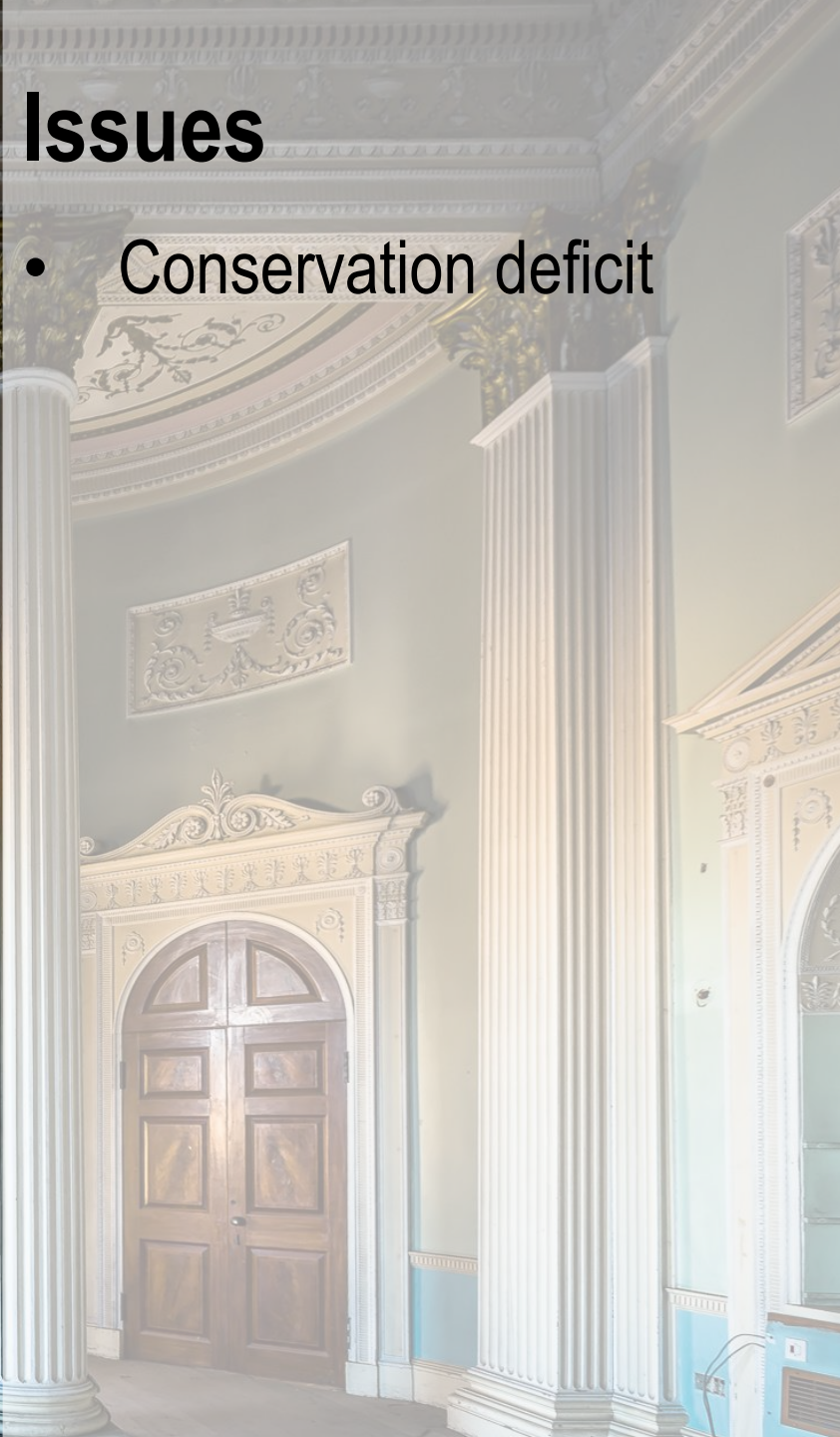
Issues

- Working on top of thermal springs



Issues

- Conservation deficit

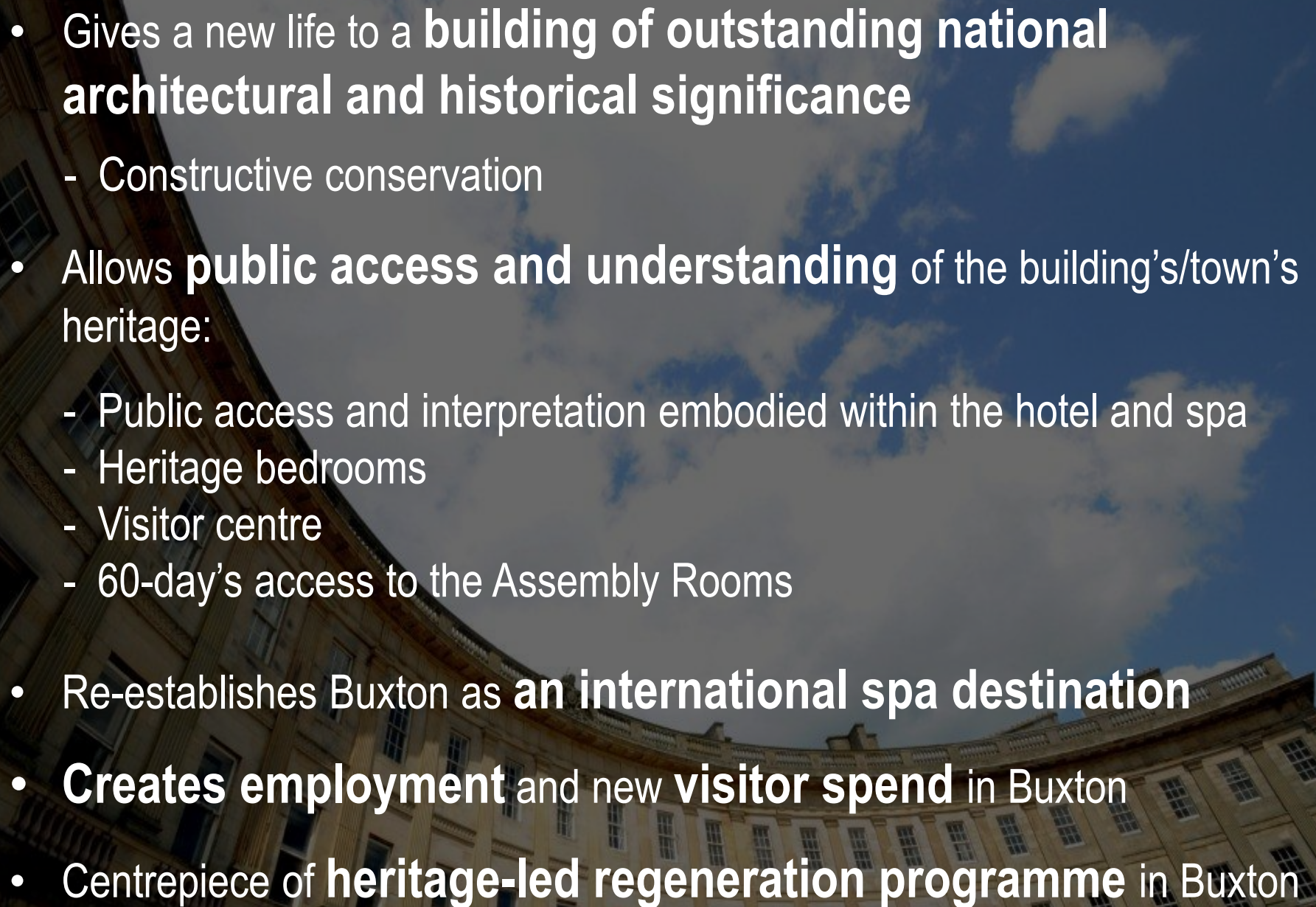




Regenerating Buxton Crescent

Summary



- 
- Gives a new life to a **building of outstanding national architectural and historical significance**
 - Constructive conservation
 - Allows **public access and understanding** of the building's/town's heritage:
 - Public access and interpretation embodied within the hotel and spa
 - Heritage bedrooms
 - Visitor centre
 - 60-day's access to the Assembly Rooms
 - Re-establishes Buxton as **an international spa destination**
 - **Creates employment** and new **visitor spend** in Buxton
 - Centrepiece of **heritage-led regeneration programme** in Buxton



Heritage led regeneration: future areas of work

Journey has started but still further to go:

- Completion and opening of the **Crescent and Thermal Spa**
- Deliver the **Visitor Economy Strategy**
- Improvements to the **public realm** and the **retail offer**:
 - **Heritage Action Zone**
 - **Future High Street Fund**

Thank you

