Amended Design & Access Statement
For Replacement Rear Extension at
The Old Manse, 6 Clifton Road, Buxton.

HPK/2011/0307

Introduction

This application is a re-submission following refusal of a previous scheme reference HPK/2011/0158 and is again being submitted on behalf of my clients Mr & Mrs Howell, who live at and run The Old Manse Guest House. Currently they live in part of the property to the rear and in converted basement rooms, the bedroom accommodation being adequate but the personal living space is too small for their requirements.

The proposal is to replace an existing single storey extension with a slightly larger one, which would help create fully self contained accommodation as they currently use bathroom facilities in another part of the building. Following discussions with the Planning Officer, Faye Gaskell, my client's have agreed to reduce the length of the extension.

The property lies just within the Buxton Hardwick Conservation Area in a mixture of residential and commercial properties, being built in a period of Buxton's expansion circa 1895. Following discussions with Steve Baker, the Development Control Archaeologist, some research has been undertaken on the Heritage Gateway, looking at the Derbyshire HER records and on the 'High Peak' web site looking at the Conservation Area Appraisals.

The above research has highlighted the fact that within a defined area of one kilometre radius of the site various small finds of archaeology have been noted, mainly being of Roman or much earlier origin. The railway line to the rear of the property is formed in a large cutting and the construction of this may well have disturbed some potential archaeology.

Design

The new extension is to have a flat roof, which will avoid any conflict with existing window openings and due to the area involved the client wishes to use a glass fibre system on the roof, which would be finished in a dark grey colour. This will avoid the weight and cost issues associated with lead. Given that the extension is to the rear towards the railway line it is felt that this compromise is acceptable.

The walling materials will however be natural coursed Birchover gritstone, replacing the poor quality grey artificial stone and the windows and doors will be painted timber – rainwater goods will be painted metal.

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Sun pipes have been introduced onto the flat roof area to provide additional daylight to the inner part of the extension and the former living room, now to become the dining room. These are low profile and it is felt that these are appropriate.

The garden and patio areas are to be adjusted and are to remain for the quiet enjoyment of the applicants.

The extension is to be slightly larger than the existing structure and it is felt that any disturbance to any archaeology within the site may have already taken place. The new external walls will have reinforced concrete strip foundations to a depth of approximately 900mm. The existing drainage is to be utilised with limited alterations, as are the services.

Access

Access to the extension will be via the new and existing entrances.

Miscellaneous

Attached to this statement are photographs showing the existing conditions relating to the application, together with copies of the HER findings relating to the area surrounding the site, for reference purposes.

Robert L McGuinness MRICS – Chartered Surveyor
Principal – RLM Associates

31st May 2011

24/02/2011 14:21:16

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Derbyshire HER

If you have any comments or new information about this record, please email us.

Name: Human bone and other artefacts, Silverlands, Buxton
HER No.: 2801
Type of Record: Monument
Designation: None recorded

Summary

Human bones, several bronze objects and a small earthenware vessel were found somewhere in this area in c. 1898 during the construction of a road

Grid Reference: SK 061 733
Parish: BUXTON

Monument Types

INHUMATION? (Bronze Age - 2350 BC? to 701 BC?)

Associated Finds

FDR665 - AXE (Bronze Age - 2350 BC to 701 BC)
FDR667 - SHERD (Bronze Age - 2350 BC to 701 BC)
FDR666 - SPEAR (Bronze Age - 2350 BC to 701 BC)

Associated Events: None recorded

Full Description

A quantity of bones, thought to be human, accompanied by several bronze objects and a small unglazed vessel were found at a depth of circa 1ft 6 ins by workmen constructing a new road between Spring Gardens and Silverlands, Buxton, circa 1898. The bronze objects included two bronze socketed axes and a broken leaf shaped spearhead. Most of the finds have been lost apart from a bronze socketed axe which was in the possession of W.H. Salt. The unglazed vessel is listed by Challis and Harding under. 'Pottery of Late Bronze Age type' and accompanied by socket axes and bones. (1-2) SK 06157325. The bronze axe is held in the Micah Salt Collection, Buxton Museum. (3)

Sources and Further Reading

[1] SDR13626 - Article in serial: Salt, W H. 1900. 'Discovery of bronze axes, etc., in Buxton', The Reliquary. Volume 6, pp 125-126.
[2] SDR2441 - Monograph: Challis, A J and Harding, W. 1975. 'Later Prehistory from the Trent to the Tyne' British Archaeological Report 20. Part 2. p 34
[3] SDR9305 - Bibliographic reference: N Derby Arch Trust SMR (Microfiche reel 1, CRH 13.5.77).
[4] SDR14362 - Index: NDAT. NDAT: 0522.. 0522.

Back to Heritage Gateway

Derbyshire HER

If you have any comments or new information about this record, please email us.

Name: Stone hammer, Silverlands, Buxton
HER No.: 2803
Type of Record: Find Spot
Designation: None recorded

Summary

A perforated stone hammer was found 'on Silverlands' in 1929 - the precise findspot is not known

Grid Reference: SK 061 733
Parish: BUXTON

Monument Types

FINDSPOT (Neolithic - 4000 BC to 2351 BC)

Associated Finds

FDR633 - HAMMER (Neolithic - 4000 BC to 2351 BC)

Associated Events

EDR988 - Ordnance Survey Field Report, 11-FEB-66

Full Description

SK 0615 7331: Silverlands, Stone hammer: A perforated stone hammer was found in 1929 on Silverlands, Buxton, by Mr C Sherratt. The hammer is now in Buxton Museum. (1) Mr Sherrat has now left the district. (2)

Sources and Further Reading

[1] SDR9049 - Bibliographic reference: Milton, W A. 1929. Journal of the British Archaeological Association. Volume 35, p 288.
[2] SDR6366 - Personal Observation: F1 JB 11-FEB-66.
[3] SDR14364 - Index: NDAT. NDAT: 0524.. 0524.

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Derbyshire HER

If you have any comments or new information about this record, please email us.

Name: Silverlands, possible Roman Fort
HER No.: 2840
Type of Record: Monument
Designation: None recorded

Summary - to be compiled

Grid Reference: SK 063 733
Parish: BUXTON

Monument Types

FORT (Roman - 43 AD to 409 AD)

Associated Finds: None recorded

Associated Events: None recorded

Full Description

SK 0635 7330: Silverlands, possible Roman Fort: It has been suggested that there may have been an auxiliary fort at Silverlands, which might make the finds from the surrounding area material from a vicus. The material from the area dates from the late C1st until late C3rd, although most of the finds belong to the period Vespasian-Hadrian. (1)
There is no physical evidence of a fort being sited at Silverlands. Recent geopyhsical survey by Bradford University has proved inconclusive. (2)

Sources and Further Reading

[2] SDR14392 - Index: NDAT. NDAT: 0553.. 0553.

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Derbyshire HER

If you have any comments or new information about this record, please email us.

Name: Roman milestone, Silverlands, Buxton
HER No.: 2841
Type of Record: Monument
Designation: None recorded

Summary

Roman milestone found at this approximate site in 1856

Grid Reference: SK 061 733
Parish: BUXTON

Monument Types

MILESTONE (Roman - 43 AD to 409 AD)

Associated Finds: None recorded

Associated Events

EDR989 - Ordnance Survey Field Report, 11-FEB-66

Full Description

SK 0608 7330: Silverlands, Roman Milestone: [SK 0610 7330] Roman milestone found [T.I.] (1) 'In the summer of 1862, an inscribed stone was accidentally discovered in a lane at Buxton... The relic under notice is a part of a Roman milestone ... but unfortunately it is too fragmentary to enable the inscription which it bears to be correctly read.' (2)

'In June 1862, there was found in a garden, in the occupation of Mr. Matthew Lees, near the Silverlands in Higher Buxton, the lower part of an inscribed Roman milestone.' The milestone appears to mark twelve miles from the station Navio. (3)

The milestone was presented to the Derbyshire Archaeological Society who deposited it first at Derby and later in Buxton Museum. The inscription has been interpreted as reading 'in the reign of ... Augustus, pontifex maximus, endued with tribunician power, consul, father of his country. From Anavio (Brough) 10 miles'. The name of the emperor and the date of the inscription cannot be determined. (4)

In 1913 the son of Matthew Lees returned to Buxton from Canada and stated that he was the actual discoverer of the milestone and that he found it while digging deep in his father's garden near an old lane in 1856, not 1862. The stone was lying flat, some 18ins below the surface and the exact spot so far as he could tell was just inside the gateway

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< Back to Derbyshire HER Results

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If you have any comments or new information about this record, please email us.

Name: Stone axe, Silverlands School, Buxton
HER No.: 2847
Type of Record: Find Spot
Designation: None recorded

Summary

A Neolithic polished stone axe was found at Silverlands School, Buxton, in or before 1977

Grid Reference: SK 060 733
Parish: BUXTON

Monument Types

FINDSPOT (Neolithic - 4000 BC to 2351 BC)

Associated Finds

FDR645 - AXE (Neolithic - 4000 BC to 2351 BC)

Associated Events: None recorded

Full Description

(c. SK 061733) A polished stone axe, of Neolithic date, was found at Silverlands School, Buxton, and is now in Buxton Museum. It is possibly of Great Langdale derivation. (1)

Sources and Further Reading

[1] SDR14649 - Index: NDAT. NDAT: 2242.. 2242. with sketch

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Derbyshire HER

If you have any comments or new information about this record, please email us.

Name: Flint and chert, Silverlands, Buxton
HER No.: 2848
Type of Record: Find Spot
Designation: None recorded

Summary

Eleven waste fllint flakes and a chert core were found 'in the new road' at Silverlands, probably around the end of the 19th century

Grid Reference: SK 062 733
Parish: BUXTON

Monument Types

FINDSPOT (Early Neolithic to Late Bronze Age - 4000 BC to 701 BC)

Associated Finds

FDR737 - CORE (1) (Early Neolithic to Late Bronze Age - 4000 BC to 701 BC)
FDR736 - FLAKE (>10) (Early Neolithic to Late Bronze Age - 4000 BC to 701 BC)

Associated Events: None recorded

Full Description

SK 0615 7325: Silverlands, Flint and Chert: In the Micah Salt Collection at Buxton Museum is some material described as "Flints found in the new road, Silverlands, Buxton". The material consists of 11 waste flint flakes and a core of grey chert with long blades taken off. (1)

Comparison of historic maps shows that a number of new roads were built in the Silverlands area in the late 19th/early 20th century. The exact findspot of the flint material cannot therefore be determined. (2, 3)

Sources and Further Reading

[1] SDR14649 - Index: NDAT. NDAT: 2242.. 2242.
[2] SDR18789 - Map: Ordnance Survey. OS County Series, 1st edition, scale 1:2500 (c. 25" to one mile).
[3] SDR18790 - Map: Ordnance Survey. OS County Series, 2nd edition (1st revision), scale 1:2500 (c. 25" to one mile).

~ Back to Heritage Gateway

Derbyshire HER

If you have any comments or new information about this record, please email us.

Name: Possible navvy camp, Silverlands, Buxton
HER No.: 31158
Type of Record: Monument
Designation: None recorded

Summary

Shallow archaeological features excavated in 1993 were interpreted as the possible remains of wooden buildings inhabited by navvies while building the railway

Grid Reference: SK 063 731
Parish: BUXTON

Monument Types

BEAM SLOT (Post Medieval - 1800 AD to 1900 AD)
CONSTRUCTION CAMP? (Post Medieval - 1800 AD to 1900 AD)
PIT (Post Medieval - 1800 AD to 1900 AD)

Associated Finds: None recorded

Associated Events

EDR1606 - Evaluation at Mill Cliff, Buxton, by TPAU in 1994

Full Description

During 1993, archaeological evaluation was carried out in the Silverlands area of Buxton in advance of development. Silverlands is one of the areas that has been suggested as a possible site of the Roman fort which is thought to have been established at Buxton towards the end of the 1st century AD. Although no evidence of Roman activity was found, a number of archaeological features were identified in trenches in the southern half of the evaluation area. These features fell into two main categories: shallow linear features and shallow pit-like features. The former were interpreted as beam slots for floors. Some of the latter were interpreted as truncated post holes and others as truncated pits. Finds generally consisted of modern glazed pot, brick fragments, glass and clay pipes. 200m to the west of the site is a railway which was opened in 1894. Given the location of the Silverlands site, away from the centre of Buxton, as well as the nature of the finds recovered and the form of the features recorded, it is probable that these are the remnants of wooden buildings inhabited by the navvies during the construction of the railway. (1)

Sources and Further Reading

[1] SDR20118 - Unpublished document: Abbot, C. 1994?. Excavations at

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< Back to Derbyshire HER Results

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If you have any comments or new information about this record, please email us.

Name: Two flint finds, Silverlands, Buxton
HER No.: 31159
Type of Record: Find Spot
Designation: None recorded

Summary

Two pieces of worked flint found during an archaeological evaluation in 1993

Grid Reference: SK 063 732
Parish: BUXTON

Monument Types

FIND SPOT (Neolithic - 4000 BC? to 2351 BC?)

Associated Finds

FDR12581 - CORE (1)
FDR12582 - LEAF ARROWHEAD (1) (Neolithic - 4000 BC? to 2351 BC?)

Associated Events

EDR1606 - Evaluation at Mill Cliff, Buxton, by TPAU in 1994

Full Description

During an archaeological evaluation of a site at Silverlands, Buxton, in 1993, three pieces of flint were found in one of the trial trenches. Of these, one was a natural flint, one was the striking platform of a small core, and the last was the bottom half of a small leaf-shaped arrowhead which had been subjected to burning. The finds were thought to represent the normal background scatter of flints and therefore not significant. (1)

Sources and Further Reading

[1] SDR20118 - Unpublished document: Abbot, C. 1994?. Excavations at Silverlands, Buxton. P 6

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