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HIGH PEAK
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BOROUGH COUNCIL

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DESIGN, ACCESS AND HERITAGE STATEMENT: MAY 2013

THE VICTORIAN GUEST HOUSE, BROADWALK

PROVISION OF NEW REAR ACCESS TO THE REAR OF THE VICTORIAN GUEST HOUSE OFF HARTINGTON ROAD WITH ASSOCIATED SMALL PORCH AREA INTO BUILDING LEADING TO NEW STAIRCASE

The Victorian Guest House sits on Broad Walk in Buxton overlooking the Pavilion Gardens. Access is also provided to the rear off Hartington Road, as are so many of these properties.

The properties to Broad Walk were originally built between the 1860's and 1880's as grand Victorian residencies overlooking the newly laid out Pavilion Gardens which used 23 acres of Duke Of Devonshire land for public use in its formation in 1871.

Much of their strong Victorian character has remained today and in general they form an impressive line of properties against the pedestrianised promenande that is Broad Walk. This area now forms part of an Architectural Heritage area of Buxton with close proximity to The Pavilion Gardens, The Opera House, and the group of buildings around and including The Crescent. The particular property in question also being grade 2 listed as are many of the dwellings in this row.

As with all of the properties on Broad Walk, the use of this building long since changed from a Victorian Residence, with the most recent use being that of a Guest House. In the last few years, planning permission has however been granted for the change of use of the building into self contained apartments (this has taken place to numerous properties in the row over the recent decades). These works have being taking place over a phased period of time, with the basement already been done and the proposal for the second floor level to follow next.

In order for these works to take place, new access needs to be formed to the rear off Hartington Road. The building did originally have such access and the elevation to the rear intended to be used is in fact an original built up door way. This new access will then lead into internal revisions and an altered staircase that will allow conversion works to take place without disruption to the continued use of the ground and first floor areas for Guest House use during the works.

The access and the small porch entrance required will be in keeping with the appearance of the original building. With the new stepped access being formed grit stone steps leading to a small promenade tiled courtyard area. The porch itself will be built in random grit stone to match the adjacent elevations with natural slate roof coverings and hardwood joinery painted to match the rest of the building.

These works represent a common conversion to many of these buildings, as was indicated by their approval some time ago, and the associated access thereto is designed to not only fully respect the listed status and Architectural Heritage of the building but also revive what is currently a weak elevation in this otherwise impressive building.