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**Salford**  
MANCHESTER

**Heritage  
Statement:**

Cavendish House, 11  
Broad Walk, Buxton,  
Derbyshire

Version 2

**Client:**  
Christine Fisher

**Technical Report:**  
Dr M Nevell

**Report No:** 37/2014



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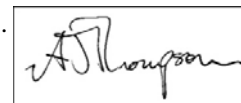
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## Summary

The Centre for Applied Archaeology (CfAA) was commissioned by Christine Fisher to carry out a Heritage Statement ahead of proposed alterations to the grounds of Cavendish House, 11 Broad Walk, Buxton, High Peak, Derbyshire (centred on NGR: SK 0562 7322; Listed Entry Number 1259419). These alterations involve the replacement of hedges and existing fencing and railings with metal railings to the north, east and south of the building.

Cavendish House, 11 Broad Walk, is a Grade II listed building that sits within a conservation area. It contains known above-ground archaeological remains dating to the mid- to late-19<sup>th</sup> and 20<sup>th</sup> centuries and potential below-ground activity relating to the mid- to late-19<sup>th</sup> century gardens. These remains belong to two types of activity: domestic and garden.

The significance of the heritage resource identified within this report has been assessed as recommended in *National Planning Policy Framework* (Department for Communities and Local Government, March 2012), paragraphs 128, 129, 132 to 135, 139 and 141. NPPF recommends that mitigation impacts be appropriate and proportionate to the significance of the heritage asset (NPPF 2012, paras 141). The impact of the proposed development can be seen to be neutral/slight on the house and the garden area (see Table below).

Since the proposed development will have a neutral or slight impact on the two types of heritage activity identified within the study area no further mitigation measures are proposed.

### Impact Matrix for the Heritage at Cavendish House

Archaeological Remains	Value	Magnitude of Sensitivity	Magnitude of Change
The Villa Residence	High	High	Neutral
The Gardens	Negligible	Neutral/Slight	Slight

Key: Green = minor impact: Yellow = moderate: Red = High





# ***1. Introduction***

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## **1.1 Planning Background**

The Centre for Applied Archaeology (CfAA) was commissioned by Christine Fisher to carry out a Heritage Statement ahead of proposed alterations to the grounds of 11 Broad Walk, Buxton, High Peak, Derbyshire (centred on NGR: SK 0562 7322; Listed Entry Number 1259419; **Figs 1 & 2**). These alterations involve the replacement of hedges and existing fencing and railings with metal railings to the north, east and south of the building. This historic environment work was undertaken as part of a planning application, as recommended by the *National Planning Policy Framework - NPPF* - (Department for Communities and Local Government, March 2012), paragraphs 188 to 192.

According to the NPPF significance in terms of heritage policy means ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’ (*NPPF*, Department for Communities and Local Government, March 2012, Annex 2, page 56). Thus, the aim of the current heritage assessment was to identify as far as possible the nature and significance of the heritage resource so as to enable informed recommendations to be made for the future treatment of any surviving remains.

## **1.2 Significance**

The significance of the heritage resource identified within this report has been assessed as recommended in *National Planning Policy Framework* (Department for Communities and Local Government, March 2012), paragraphs 128, 129, 132 to 135, 139 and 141.



## ***2. Methodology Statement***

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### **2.1 Introduction**

The heritage assessment comprised a desk-based study and a site inspection. It followed the IfA standard and guidance for undertaking archaeological desk-based assessments (*Institute for Archaeologists, Standard and Guidance for Archaeological Desk-based Assessment*, 1994, revised 2010).

### **2.2 Research**

The heritage assessment made use of the following sources:

- *Published and unpublished cartographic, documentary and photographic sources.*

The following archives were consulted:

- *Buxton Local Studies Library*

### **2.3 Site Inspection**

A site inspection was undertaken for this report in September 2014. The aim of this site inspection was to relate the findings of the desk-based study to the existing land use of the study area. This was done in order to identify any evidence of the structures which formally stood on the site, along with the potential of the site for surviving below ground remains.



## 3. The Setting

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### 3.1 Location, Topography and Land use

The study area lies in the centre of Buxton on the south-eastern side of the Pavilion Gardens at a height of c. 300m AOD. It also lies within the Buxton Central Conservation Area overlooking the Pavilion Gardens historic park. This area lies to the south of the core of medieval Buxton on the north-west facing slopes of the limestone plateau above the Wye Valley. This was a zone developed by the local landowners, the Devonshire Estate, during the 1860s and 1870s, and includes Bath Road, Torr Street, St James Terrace and Hartington Road. To the west are the gardens and parks laid out by the Dukes of Devonshire in the 1840s and 1850s, and subsequently developed by the Buxton Improvements Company from 1870 and finally in the 20<sup>th</sup> century by the local authority as part of the attractions for visitors to the spa.

### 3.2 Geology

According to the OS Geological Survey (sheet 111), the study area has a drift geology of river terraced deposits with to the north-west silts, sands and gravels along the line of the River Wye. Beneath Cavendish House the underlying solid geology comprises Eyam Limestone to the east and Millstone Grits to the west, with the boundary running beneath Broad Walk. (<http://www.bgs.ac.uk>).

### 3.3 Designations

Cavendish House lies within the Buxton Central Conservation Area and adjacent to the Pavilion Gardens historic park. Cavendish House is Grade II Listed structure.

### 3.4 Previous Heritage and Archaeological Work

The Conservation area was part of a wider appraisal of Buxton's Conservation areas in 2007 (*Buxton Conservation Areas. Character Appraisal*. Unpublished client report by Mel Morris Conservation for High Peak Borough Council, April 2007). There is no known archaeological work on or around the current site.



## ***4. Archaeological and Historical Background***

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### **4.1 Introduction**

The following descriptions form an appropriate and accurate reflection of the current state of knowledge of the archaeological and historical development of the study area.

### **4.2 Prehistoric, Roman and Medieval Periods**

No prehistoric finds are known to have been discovered within the study area, which sits on the south-eastern slopes of the Wye valley. Indeed the only substantial prehistoric site lies within Buxton. This is the 4<sup>th</sup> millennium BC Neolithic farmstead located at Lismore Fields on the southern side of the Wye Valley, c. 500m to the west of Cavendish House, during in the 1980s (Clay 2006).

Buxton was a Roman town, known as *Aquae Arenemetiae*, which developed around natural thermal springs in the Wye Valley a few hundred metres to the north of the study areas. Although no Roman finds are known from Cavendish House, nearby lay the site of the Roman baths beneath The Crescent and Natural Baths, close to St Ann's Well (Langham & Wells 1997). Little is known about the layout and timespan of Roman settlement, and it is unclear whether there was a Roman fort here.

The name Buxton is first recorded around 1100 when Bucstones or Buckstones is first mentioned in a charter by the local landowner William Peverill giving land to Lenton Abbey in Nottinghamshire. However, during the medieval period Buxton seems to have been no more than a few farmsteads, although a holy well and chapel are recorded here in the 15<sup>th</sup> and early 16<sup>th</sup> centuries (Page 1905).

### **4.3 Post-Medieval and Industrial Periods**

Buxton began to gain fame as a spa town in the mid-16<sup>th</sup> century and was used by the aristocracy of the period. The old part of the town lay on the hill around Buxton Hall, a building erected in 1550 by the 6<sup>th</sup> Earl of Shrewsbury, George Talbot. This 16<sup>th</sup> century settlement was concentrated around the market place, which continued to have an important role in the 19<sup>th</sup> century. Buxton was developed as a spa town after 1780 by the principal landowner, the fifth, sixth and seventh Dukes of Devonshire, through until the beginning of the 20<sup>th</sup> century. This new spa town developed along the Wye Valley beneath the old town. The dominance of one family, with a select group of architects (such as John Barker, John Carr, James Henderson Junior, James Paxton and Wyattville), had a major impact on the character of the town, the quality of the infrastructure (parks, and public spaces and public buildings) and its architecture (Pevsner & Williamson 1986, 112-3). The opening of the Stockport, Disley & Whaley Bridge Railway in 1863, followed by the Midland Railway in 1867, stimulated the growth of the town further and its population grew from 1,036 in 1821 to 6,373 in 1901. Buxton Municipal Borough was created in 1894 and in the 20<sup>th</sup> century the commercial focus of the town moved from Higher Buxton down to Spring Gardens (Langham & Wells 1997).



#### **4.4 Broad Walk and Cavendish House (Figs 3 to 5)**

Broad Walk forms a wide stretch of public promenade facing north-westwards on to the edge of the Pavilion Gardens and Serpentine Walks. It was developed between 1861 and 1876 by the Dukes of Devonshire. 30 feet wide it was designed to enable large numbers of people to promenade between the Old Hall Hotel and the Tonic Bath. The villa-style housing lining its south-eastern side dates from this period, beginning with Cavendish Terrace at its north-eastern end. These buildings were slightly raised above the level of the road, taking advantage of the natural slope of the Wye Valley, the river running through the parkland to the north-west. The houses included villas, pairs of semi-detached villas and rows of terraced lodgings. Each had its own individual design with highly decorative symmetrical frontage facing the park. In order to keep the open aspect of this side of the park there were few boundary walls and on the western side of Broad Walk a long set of cast-iron rails and iron lamp standards and bollards (Pevsner & Harmondsworth, 1986, 117).

Hartington Road was developed as a service road for the large villas facing Broad Walk in the 1860s. The rear of the villas which lined the western side of the road, were often given gable frontages and boundary walls. Later speculative building was more varied in its architectural approach.



## ***5. Cavendish House, 11 Broad Walk***

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### **5.1 Listed Designation Description (Figs 6-8)**

The listed building entry for Cavendish House is as follows:

‘Villa or boarding house, now house. Mid C19. Possibly by Sir Joseph Paxton. Coursed millstone grit with ashlar dressings and Welsh slate hipped roof with stone stacks. EXTERIOR: 2 storeys. Chamfered plinth, ground and first-floor bands, first floor panelled impost band and deeply overhanging eaves supported on carved wooden brackets. Symmetrical front, 3-windows range with central round headed doorway in moulded ashlar surround with keystone, and 4-panel part glazed door and fanlight. Cavendish House is inscribed on the keystone. Either side are single canted stone bay windows with hipped leaded roofs, the central 2/2 sash of each round-headed and taller than the fixed sidelights, which are topped with ashlar panels. Above 3 round headed 2/2 sashes with flush surrounds and keystones. Returns, 2 windows with round headed 2/2 sashes. INTERIOR: not inspected. The Broad Walk comprises a series of Victorian villas and a walk overlooking the Pavilion Gardens originally laid out by Paxton c1850, though most of the surrounding houses were built by speculative developers. Some are reputed to be designed in detail by his pupil Edward Milner from 1871, and built by Saunders & Woolcott of London for the 7th Duke [of Devonshire].’

### **5.2 The Overall Plan Form (Figs 2 & 5)**

The detached building is square in plan with three storeys (including an attic) but no cellar. The north-eastern two-storey kitchen-block and outshut are in coursed-stone and a plainer style. The ground floor has a double-depth, central staircase plan-form which is repeated on the upper floors. It has a hipped roof, except for the kitchen block which has single-pitched roofs.

### **5.3 The Fabric**

The building is stone-built in millstone grit with ashlar dressings to the main northern, western and southern elevations and a Welsh-slate roof.

### **5.4 Fixtures and Fittings**

Externally, the building has Italianate details. These include ground and first floor string courses, deeply overhanging eaves supported on carved wooden brackets, and a symmetrical western elevation with round-headed windows to the first floor with keystones and a pair of bay windows flanking a central round-headed doorway. The southern elevation also has round-headed windows to the ground and first floors. The rear, eastern, elevation is plainer with flat stone lintels and sills to the windows, although the overhanging eaves are present here as well. Internally, the ground floor hallway is covered in fine Minton tiles and there are six-panel doors, and six- and nine-inch deep skirting.

## 5.5 Function and Phasing

There are three broad phases visible within the fabric and grounds of the building. The primary phase represents the main structure, built around 1870. This included a terraced, open, garden area fronting Broad Walk, and iron railings along the northern side of Fountain Street. The second phase is represented by the two-storey and single-storey kitchen extensions in the north-eastern corner of the house. These appear to have been added by 1879 for they occur on a map of that date. Formal grounds with flower beds and paths are shown on the 1879 map to the north, east and south of the house. The final phase represents mid- to late 20<sup>th</sup> century alterations to the interior of the house and the grounds to the east of the building, which included a post-2000 garage, railings and driveway leading on Fountain Street.



## 6. Significance of the Resource

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### 6.1 The Policy Context of Heritage Assets

The archaeological resource of an area can encompass a range of assets, including belowground remains, earthworks, and standing buildings and other structures. Some of these remains may have statutory protection, as Scheduled Ancient Monuments or Listed Buildings. Others do not but may nevertheless be of archaeological significance. Under both national and local planning policy, as outlined below, both statutory and non-statutory remains are to be considered within the planning process.

The *NPPF* (National Planning Policy Framework, March 2012) sets out the Secretary of State's policy on planning and includes a section on the conservation of the historic environment (including historic, archaeological, architectural and artistic heritage assets, *NPPF* paras 126-141), and its wider economic, environmental and social benefits. *NPPF* emphasises the significance of an individual heritage asset within the historic environment and the value that it holds for this and future generations in order to minimise or avoid conflict between the heritage asset's conservation and any aspect of the planning proposals. *NPPF* draws a distinction between designated heritage assets of national importance and heritage assets that are not designated but which are of heritage interest and are thus of a material planning consideration (paras 134 and 135). In the case of the former, the presumption should be in favour of conservation; in the case of the latter, where this is warranted by its significance, the developer is required to record and understand the significance of the heritage asset before it is lost, in a way that is proportionate to the nature and level of the asset's significance, by the use of survey, photography, excavation or other methods.

*NPPF* states that non-designated assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments should be considered in the same manner as designated sites (*NPPF* para 139). Regarding this policy a lack of formal designation does not itself indicate a lower level of significance; in this instance the lack of designation reflects that the site was previously unknown and therefore never considered for formal designation. Wherever possible, development should be located and designed so as to avoid damage to archaeological remains, ensuring that they are preserved in situ. Where this is not possible, or appropriate, the developer will be required to make suitable provision to ensure that the archaeological information is not lost, and in many cases to secure the preservation of the remains.

### 6.2 Assessment Methodology and Significance Criteria

The most commonly accepted methodology for assessing archaeological significance is the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of *Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979* (DCMS March 2010). These criteria have all been utilised in this assessment and are listed below:

- Period
- Rarity
- Documentation
- Group Value
- Survival/Condition
- Fragility/Vulnerability
- Diversity
- Potential

### 6.3 Baseline Significance Conditions for Cavendish House

#### *Period*

Cavendish House, 11 Broad Walk (**Fig 1**) contains known above-ground archaeological remains dating to the mid- to late-19<sup>th</sup> and 20<sup>th</sup> centuries and potential below-ground activity relating to the mid- to late-19<sup>th</sup> century gardens. These remains belong to two types of activity: domestic and garden.

#### *Rarity*

A study of regional and national research agendas for the Post-Medieval and Industrial Periods (Cooper 2006; English Heritage 2010) suggests a range of importance and rarity for the archaeology identified within the study area.

During the course of the 19<sup>th</sup> century there was a growing tendency among the more affluent classes to move to the outskirts of the town, away from the grime and the factory air which had become synonymous with urban life. The houses which were built to meet these aspirations were the detached or semi-detached properties, often referred to as villas. The occupants of these new houses largely came from the emerging middle classes, and included doctors and lawyers, businessmen and shopkeepers. As with much urban housing, the villa was usually a speculative venture, with the occupants renting their accommodation. The villa not only stood physically separate from the terraced houses of the working class but in architectural terms it also symbolized the greater affluence of its residents (Brunskill R W, 1982, *Houses*. London, Collins). The external treatment of the villa was very individual showing ‘a taste for the eclectic and the curious, which led to a startlingly wide variety of architectural idioms’ (Tarn 1973, 153). The revival of past architectural styles and general eccentricity present in much of Victorian architecture was also prevalent in the designs of villas. In their internal arrangement villas, like many other buildings of this period, showed an overriding concern for room separation and specialization. The presence of gardens to both front and rear was common in the design of villas and can be viewed as representing a desire for self-containedness and seclusion (Muthesius 1982, 249). Many of this type of 19<sup>th</sup> century house were built in England but Cavendish House, has rarity in that it was designed by a noted architect, Edward Milner. The quality of the Italianate-design by this noted architect is the main reason that this building was given Listed status making the building of national significance.

The garden activity in the form of the grounds to the north, east and south of the house were a very common of villa-style residences. The presence of such a garden is of local importance.



### *Documentation*

The landscape history of the site has been recovered from the historic map base, the use of archival material such as the census returns and trade directories, and from local historical sources. More detail could undoubtedly be learned about the development and use of the site through the examination of further documentary sources, but these are unlikely to alter significantly the archaeological and historical importance of the sites identified in this report.

### *Group Value*

Any archaeological remains dating to the Industrial Period will add to the body of evidence for 19<sup>th</sup> activity within Buxton, which at present has been determined largely through documentary sources. The group value of the site has already been recognised by its inclusion within a Conservation Area.

### *Survival / Condition*

The house survives largely intact, with minor internal and external alterations from the 20<sup>th</sup> century. The extent of potential survival of the mid- to late-19<sup>th</sup> century garden activity will be conditioned by later phases of activity. Demolition and rebuilding activity in the mid to late 20<sup>th</sup> century was extensive to the east of the house and included the building of a new garage, driveway and terracing which has probably removed these remains.

### *Fragility/Vulnerability*

See below section 7.1 Identification and the Evaluation of Key Impacts’.

### *Diversity*

The diversity of the above ground archaeology spans structures of the mid-19<sup>th</sup> to late 20<sup>th</sup> centuries. The diversity of the below-ground remains with the study area is presently unknown. However cartographic and documentary research suggests that any intact remains would most probably relate to the mid- to late-19<sup>th</sup> century garden activity on the site.

### *Potential*

It is not anticipated that the study area will contain remains other than those identified or suggested in this report.

### *Significance*

On the available evidence the house, with its listed status, can be considered to be a heritage asset of national significance. The gardens remains are likely to be of local significance.



## 7. Potential Impact of the Development

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### 7.1 The Identification and Evaluation of the Key Impacts on the Heritage Asset

There are no nationally recognized standard criteria for assessing the significance of the impact of development on historic and archaeological remains. However, the following criteria have been adopted from *the Highways Agency's Design Manual for Roads and Bridges, Volume 11, Section 3, Part 2, Annex 5, August 2007*. Although designed for use in transport schemes, these criteria are appropriate for use in other environmental impact assessments.

The value of known and potential archaeological remains that may be affected by the proposed development has been ranked using the following scale: Very High, High, Medium, Low, and Negligible:

- **Very High** includes World Heritage Sites and archaeological remains of international importance.
- **High** includes Scheduled Ancient Monuments and undesignated archaeological remains of national importance.
- **Medium** includes undesignated archaeological remains of regional importance.
- **Low** includes undesignated archaeological remains of local importance.
- **Negligible** includes archaeological remains of little or no significance.
- **Unknown** applies to archaeological remains whose importance has not been ascertained.

Impacts on archaeological remains can be adverse or beneficial, direct or indirect, temporary or permanent. The magnitude of sensitivity for the study area has been assessed using the following scale:

- **Major** involves change to archaeological remains or their setting such that the resource is totally altered.
- **Moderate** involves change to archaeological remains or their setting such that the resource is significantly modified.
- **Minor** involves change to archaeological remains or their setting such that the resource is slightly altered.
- **Negligible** involves very minor change to archaeological remains or their setting such that the resource is hardly affected.

- **No Change** involves no change to archaeological remains or their setting. Assessment of the magnitude of the impacts has been ranked using the following scale:

Assessment of the magnitude of the impacts has been ranked using the following scale:

- **Very Large**
- **Large**
- **Moderate**
- **Slight and**
- **Neutral**

This assessment combines the value of the archaeological resource and the magnitude of impact, as shown in the table below:

**Table 7.1: Specimen Significance of Impact Matrix**

Value of Remains	Magnitude of Change				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/ Very Large
Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Moderate/ Slight
Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight

## 7.2 Key Impacts on the Heritage Cavendish House

The proposed redevelopment (**Fig 2**) involves the replacement of hedges and existing fencing and railings with metal railings to the north, east and south of the building. This will involve minimal ground disturbance. The alteration will not affect the appearance, the external nor internal fabric of Cavendish House. The magnitude of impact to the identified archaeological remains ranges from neutral to slight, the latter affecting the below-ground archaeological remains directly either through alteration or removal.

The significance of the impact on the heritage of Cavendish House is shown in Table 7.2 below.

**Table 7.2: Impact Matrix for the Heritage at Cavendish House**

Archaeological Remains	Value	Magnitude of Sensitivity	Magnitude of Change
The Villa Residence	High	High	Neutral
The Gardens	Negligible	Neutral/Slight	Slight



## ***8. Recommendations for Mitigation***

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### **8.1 Heritage Assets**

NPPF instructs that in the case of heritage assets which either have designated status or are non-designated but are of a significance demonstrably comparable with a Listed Building or Scheduled Monument (ie of national importance) the assumption should be in favour of conservation unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss of the heritage asset (NPPF paras 133-135, 139).

Where the loss of the whole or a material part of a heritage asset's significance is justified by a development, the developer should be required to record that asset and advance understanding of its significance, and to make this evidence publicly accessible (NPPF para 141).

Cavendish House is considered to be of national importance because of its listed status. There are also potential heritage assets of lesser archaeological significance (such as regional/national in importance) which might merit preservation by record, should they be directly affected by development.

### **8.2 Mitigation Measures for Cavendish House**

NPPF recommends that mitigation impacts be appropriate and proportionate to the significance of the heritage asset (NPPF 2012, paras 141). The impact of the proposed development (**Fig 2**) can be seen to be neutral/slight on the house and the garden area (see Table 7.2).

The following mitigation is therefore recommended:

- Since the proposed development will have a neutral or slight impact on the two types of heritage activity identified within the study area no further mitigation measures are proposed.

Should these plans change then further consultation with the local planning department will be needed in order to re-assess these impact and mitigation measures.

### **8.2 Residual Effects**

As a consequence of the proposed mitigation measures, following development, there will be no significant residual impact on the heritage and archaeological resource.





## 9. Sources

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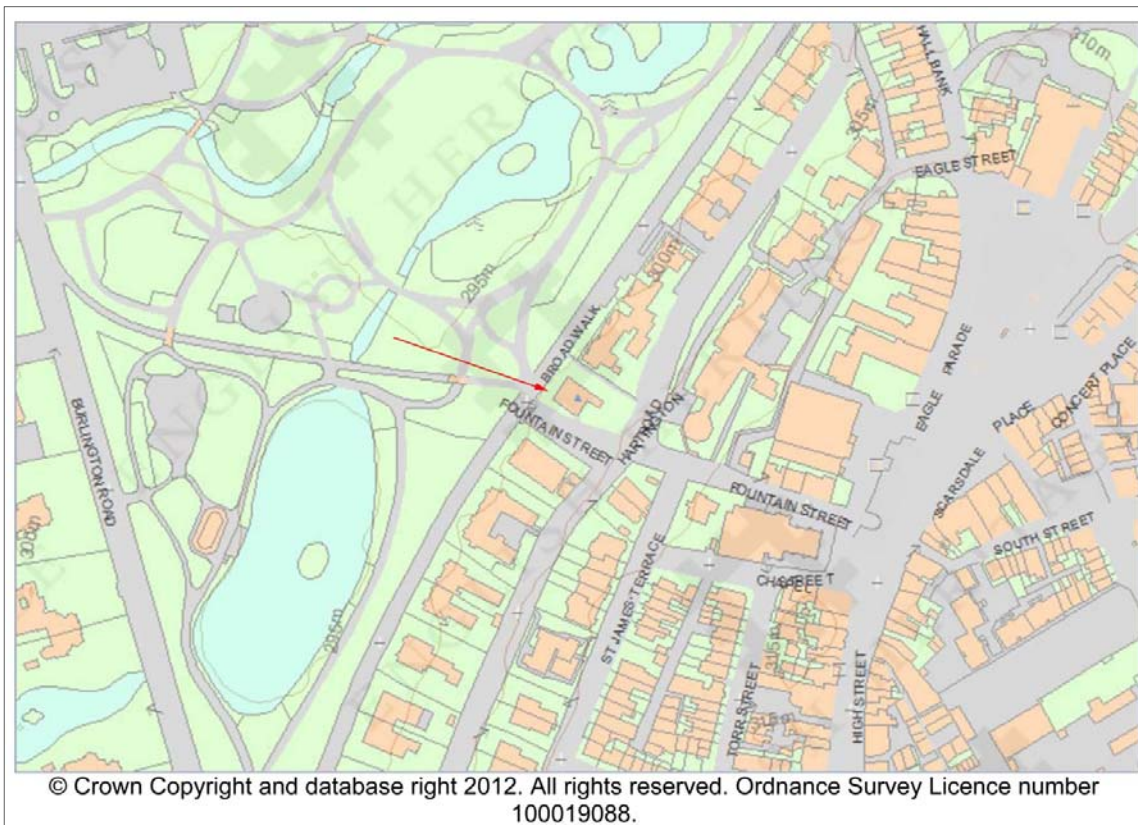


## *Archive*

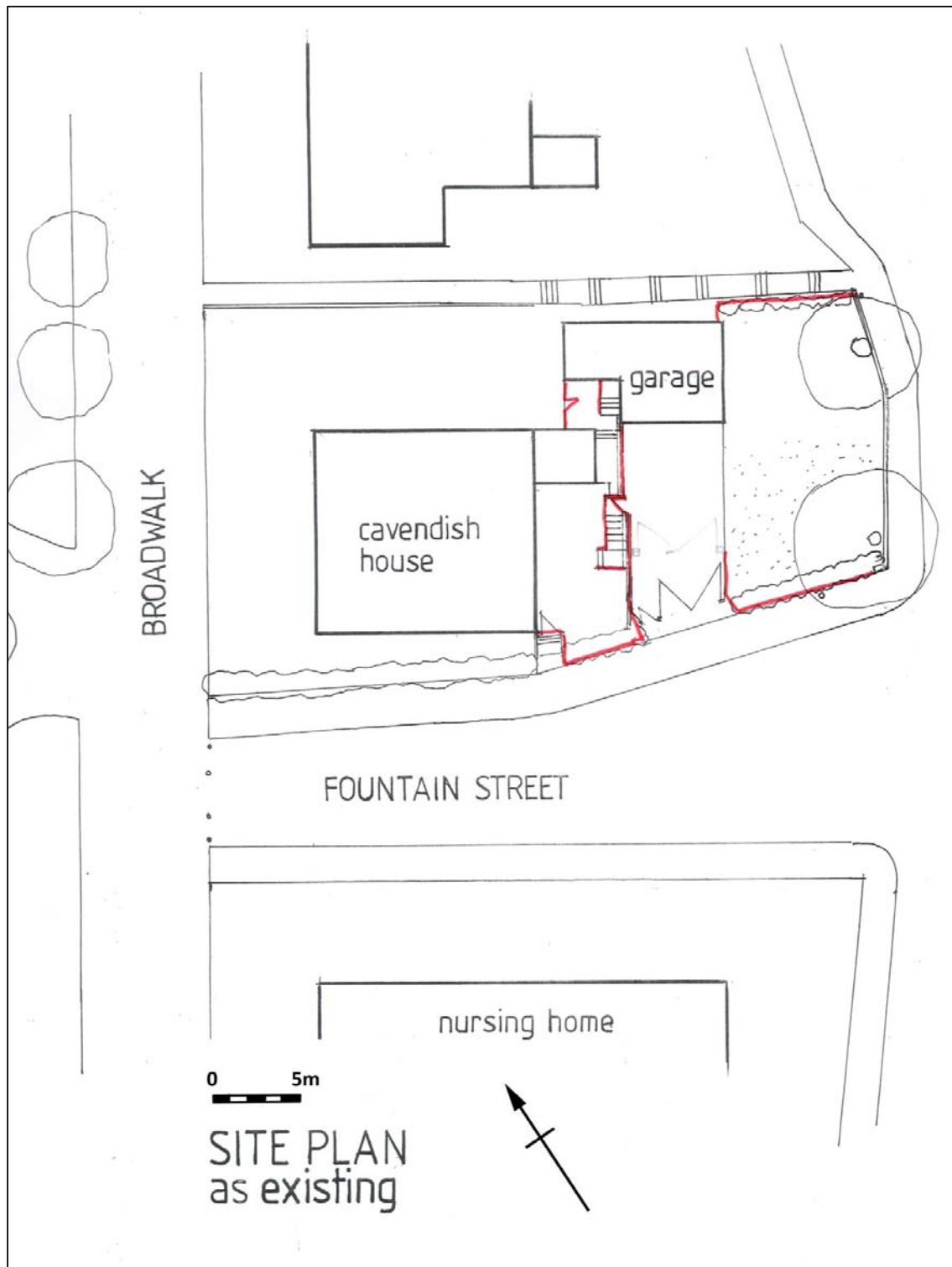
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The archive comprises of a historical map regression, copies of historical photographs and documents and research notes. This archive is currently held by the Centre for Applied Archaeology and a copy of this report will be forwarded to the client.

## Appendix 1: Figures



**Fig 1: The location of 11 Broad Walk, Buxton, High Peak, Derbyshire (arrowed). Source: Ordnance Survey 1:1250 (2012). Reproduced from modern OS mapping by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. Crown Copyright . All rights reserved. Licence number: 100050261.**



**Fig 3: Cavendish House, 11 Broadwalk showing proposed new railings (in red) and the current ground layout of the property. Based upon architect's plans.**



**Fig 3: Cavendish House, 11 Broadwalk around 1800.**



**Fig 4: Cavenish House, 11 Broadwalk c. 1932.**



A photograph of a two-story brick house with a mansard roof, arched windows, and a central entrance, surrounded by greenery. The house features a dark blue mansard roof with two ornate chimneys. The facade is made of light-colored brick. The second floor has three arched windows with white frames. The first floor has a central arched entrance with a dark door, flanked by two large arched windows. The house is surrounded by lush green trees and shrubs, with a low stone wall in the foreground.

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**Fig 7: Cavendish House, southern and eastern elevations fronting Fountain Street and Hartington Road, 2014.**



**Fig 8: Cavendish House, the rear garage and hedging fronting Fountain Street, 2014.**