

Pavilion Gardens
St John's Road
Buxton



Heritage Impact Statement
Erection of Semi-Permanent Marquee

The Site

The site forms part of the Pavilion Gardens complex, St Johns Road, Buxton located to the west of the town centre. The historic gardens cover 23 acres and along with the associated historic buildings provide a significant visitor destination within the heart of the town centre.



Aerial view of Pavilion Gardens

The majority of the Pavilion Gardens complex was designed by Edward Milner as a concert hall and winter gardens for the Buxton Improvements Company and was built on land donated by the 7th Duke of Devonshire in 1870. The Octagon was added as a larger concert hall, in 1876, and the Playhouse Theatre, today's Pavilion Arts Centre, was completed in 1889.

The complex has undergone a number of subsequent alterations including the re-alignment of the eastern wing of the conservatory to wrap around the Opera House in 1903 and the rebuilding of the Central Pavilion in 1984, following a fire. Other areas have undergone major refurbishments including the Pavilion Arts Centre, the entrance foyer, the restaurant and Tourist Information Centre.

Following the demise of the Buxton Improvements Company, the Pavilion Gardens were absorbed into ownership and control by the various forms of local government in the early 20th century and, as a consequence, was taken over by High Peak Borough Council upon its creation in 1974. The whole complex (buildings) was added to the statutory list of buildings of special architectural or historic interest in 1988 (Grade II). It also forms part of the entry on Historic England's Register of Historic Parks and Gardens (Grade II*).

The promenade itself runs along the entire frontage of the main buildings and is used as a pedestrian walkway and to hold a variety of different events and activities.

Heritage Assets

Paragraph 128 of the National Planning Policy Framework requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

There are a number of heritage assets that have the potential to be affected by the proposals and these are listed below:

Historic Park

The application site lies within the Pavilion Gardens. These gardens, along with Serpentine Walks are on the Register of Historic Parks and Gardens (Grade II*). The register is maintained by Historic England and contains parks that have a special historic interest at a national level.

The Pavilion Gardens were laid out, in 1871, to designs by landscape gardener and park designer Edward Milner (1819-1894) and former apprentice of Victorian architect, Sir Joseph Paxton (Crystal Palace). Milner's design incorporated some of the earlier 19th century garden designs of Joseph Paxton undertaken for the 6th Duke of Devonshire.

The park is dominated by the Pavilion and attached buildings and offers a series of sweeping paths around planted banks of trees and shrubs, offering a range of glimpsed views of the river and ponds throughout the park. One of the characteristics of the gardens is the changing views and vistas, with wider views obtainable from the terrace in front of the Pavilion and from Broad Walk.

Listed Buildings

The gardens also contain a range of grade II listed buildings located along the north side of the gardens. The buildings originated in the 1870 by the construction of the Pavilion but with additional buildings and extensions being added at various points through to the late C20.

They were constructed as a late 19th century Winter Gardens complex, a range and type of building more usually associated with seaside resorts of the period. Unusual in its inland location, it is also one of the earliest surviving examples of this type. Its continual development throughout the late 19th and early 20th century as a place for public entertainment, is a key part of its historic and architectural significance. In accommodating the needs of the people of Buxton and visitors over the last 130

years, the resulting complex is a surviving record reflecting changes in culture and in architectural styles. Its importance both historically and architecturally is recognised by its Grade II listed status. In townscape and landscape terms, along with its associated parkland, the complex is a historically significant component of Buxton town centre. The Pavilion Gardens complex is not only impressive architecturally, but also notable for its continued public ownership from its inception to the present day.

Conservation Area

The application site lies within the Buxton Central Conservation Area and forms an important landscaped garden within the centre of Buxton overlooking and following the River Wye. These registered gardens and their listed buildings make a significant contribution towards the character of the Conservation area and add to the wider parkland setting of the conservation area.

The Buxton Character Appraisal identifies the main characteristics of this particular sub area as follows:

- Gardenesque & Serpentine landscaped public parks of the 19th century
- Highly unusual and individual public and semi-public buildings
- A series of inward looking spaces

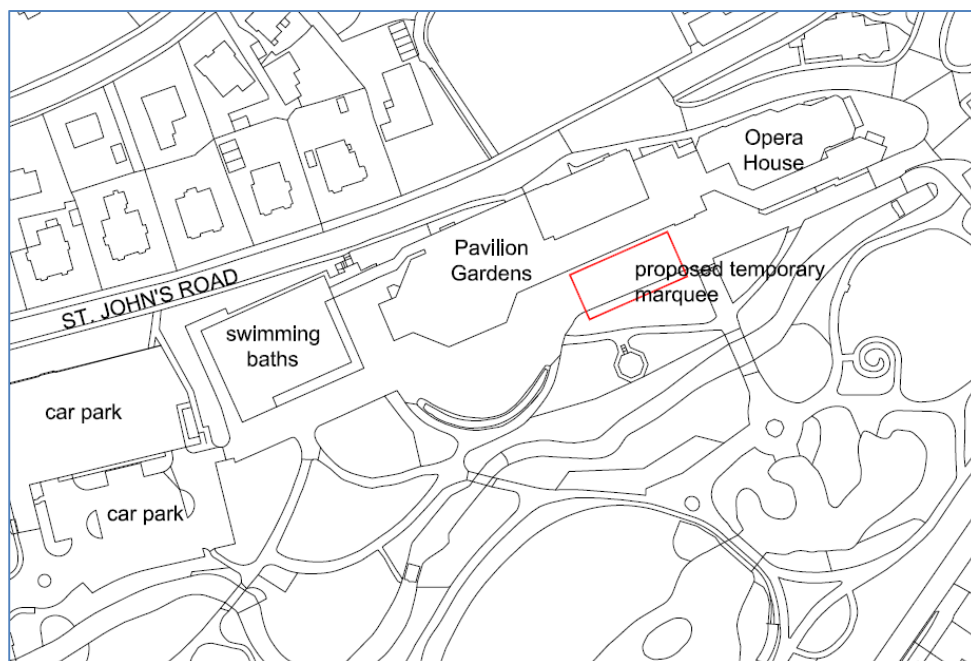
Significance of the Heritage Assets

The significance of the heritage assets can be summarised as follows:

- The complex (buildings and gardens) form a significant part of Buxton's townscape quality and wider park land setting of the conservation area.
- The gardens offer a series of glimpsed and unfolding views whilst the promenade and Broad Walk offer more long distance views across the park.
- The winter gardens offer an unusual and one of the earliest surviving responses to an inland spa resort more normally reserved for seaside locations.
- The complex has provided a long and established site in Buxton for public entertainment reflecting changes in cultural and architectural styles.
- Since inception the site has remained in public ownership.

Development Proposals

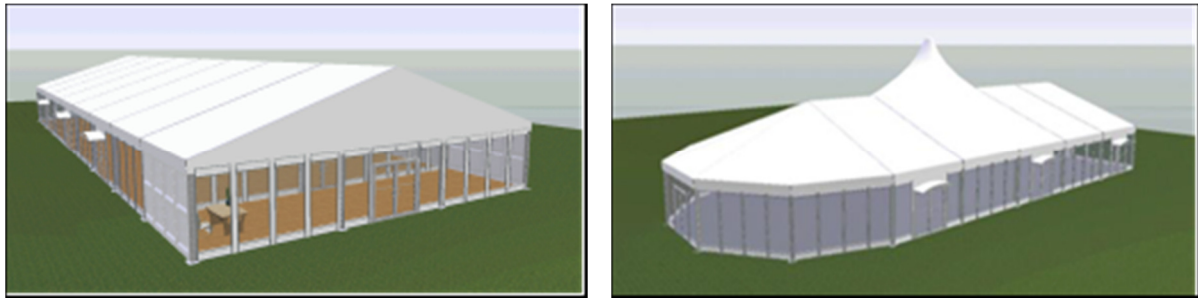
The application seeks approval to erect a semi-permanent marquee within the Pavilion Gardens. This will be located on the promenade to the right of the entrance to the TIC and café.



The marquee is required due to the temporary closure of the Octagon Hall. The Octagon, built 1876, requires significant restoration and structural repair to arrest further structural deterioration. The Octagon will close on Monday 12th October for a period of 15 months to allow for roof repairs to be carried out to the Dome. It is anticipated at present that the rest of the Pavilion Gardens complex will remain open but an alternative and temporary venue is required to host forthcoming events and minimise disruption to the public, traders and event organisers.

The Marquee will measure 35m in length, 16m in width and a maximum ridge height of 8.9m. The marquee will be required to accommodate different events and business activities displaced as a result of the part-closure in the main building. . These range from markets and exhibitions to banqueting and conferences. The marquee will not be physically attached to the building but be offset between 1 – 1.5m. It is estimated that the hire period will commence in November 2105 until February 2016.

The exact detailed appearance and roof profile of the marquee are yet to be agreed but will be one of the following two options presented below:



The marquee itself will be constructed from a rigid cladding system punctuated by glass panels. The colour of the structure will be white.

Potential Impact on the heritage Assets

The erection of such a large temporary structure will cause a level of harm to the setting of the heritage assets and in particular will disrupt views of the listed buildings. Given the temporary nature of the structure, It is considered that the level of harm will be less than substantial and as such the harm should be weighed against the public benefits of the proposals, including securing its optimum viable use (para 134 of the NPPF). With this in mind there are a number of reasons why the public benefits would outweigh the harm caused to the heritage assets. These are as follows:

1. The erection of the marquee will be temporary and for a period of approximately 15 months.
2. It will cause no physical harm or alteration to the complex of listed buildings or the registered park itself.
3. The works will be completely reversible leaving no permanent damage.
4. The temporary structure is required to allow for the continued and displaced events to be held in the Pavilion Gardens and to minimise the disruption to members of the public, traders and event organisers.
5. The continuation of the event calendar will provide a stable and much needed income stream for the Council along with maintaining a strong tourist destination and visitor attraction.
6. The closure of the Octagon Hall will allow full structural investigation to be undertaken with a view to completing a full scale repair and restoration of the Dome roof. These works are seen as necessary and a priority for the Council to allow for the permanent repair of this heritage asset and its continued use for the foreseeable future.

7. The building was identified as being 'vulnerable' in the 'Counting our heritage' survey undertaken in the summer of 2013. Its repair will remove a significant listed building from the authorities at risk register.

Appendices:

Appendix 1: Pavilion Gardens entry on Historic England Register

Appendix 2: Listed building entry for complex of buildings within the Pavilion Gardens

Appendix 1:

Public park which probably originated as the private gardens of Buxton Hall in the C17 and was laid out in 1871 to designs by Edward Milner incorporating part of an existing early to mid C19 layout by Joseph Paxton for the sixth Duke of Devonshire.

HISTORIC DEVELOPMENT

Buxton is the site of the shrine of St Ann, a popular place of pilgrimage in the medieval period. The shrine and associated mineral springs were closed after the Reformation but reopened to visitors taking the waters in 1572. The baths were improved in the late C17, and by the late C18 the town had become a popular focus for tourism with visitors attracted by the picturesque setting of the town as well as by the spa. The area occupied by the Pavilion Gardens was probably first developed as gardens relating to Buxton Hall (see below) in the late C16 or the C17.

Improvements and planting in the area were part of the fifth Duke of Devonshire's plans to enhance the attractions of the spa in the late C18. The area alongside the River Wye was improved and embellished by Joseph Paxton (1803(65) for the sixth Duke, probably in the 1830s, and the work is recorded on a Map of Buxton Park as laid out by Sir Joseph Paxton reproduced by Dr William Robertson in 1854. Edward Milner (1819-84) incorporated elements of Paxton's scheme in his design of 1870 and additions and alterations followed in the late C19. The park was given by the seventh Duke of Devonshire to the Buxton Improvements Company in the C19, which subsequently passed it to Buxton Corporation; it remains (1998) in use as a public park.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING The Pavilion Gardens are on the north-west side of Buxton, c 300m south of the station. The c 14ha site is within the valley of the River Wye on land which slopes down to the south from St John's Road, which forms part of the north boundary, and rises from the valley bottom to the south where the Broadwalk forms the south-east boundary. The Square runs along the north-east side of the site. The setting is largely residential to the north and south with the core of the C18 town immediately to the east. The Serpentine Walks on the west side of the site abut with Gadley Lane and with open land adjoining a golf course.

ENTRANCES AND APPROACHES There are a number of entrances to the site from the roads running around it, and the principal points of access are from The Square, on the east side of the Gardens.

PRINCIPAL BUILDING A continuous range of buildings set into the hillside along the north side of the Pavilion Gardens originated in 1870, with additional buildings and extensions being added at various points through to the late C20. The Pavilion (1870, listed grade II) is a cast-iron and glass structure designed by Milner which was damaged by fire in 1982 and rebuilt in 1984 and is now (1998) in use as a cafe and shops. It was enlarged in 1875 when the octagonal Concert Hall was added (R R Duke, listed grade II) to the west side. Attached to the west of this are covered swimming baths of 1969(72 by J Poulson. The Playhouse (1889, listed grade II) is

attached to the rear of the Pavilion. The Conservatory (Edward Milner 1870-1, listed grade II) to the east is a narrow cast-iron and glass building which has been restored and is in use for its original purpose (1998). Attached to the rear of The Conservatory, the Opera House (listed grade II*) was designed by Frank Matcham in 1901.

The Old Hall Hotel (listed grade II*) stands on The Square, on the east side of the site. It is the former Buxton Hall, which was built by the Earl of Shrewsbury c 1570 to provide lodgings for visitors of rank who included Mary, Queen of Scots. The building has been remodelled and repaired at various times but retains its C16 core

GARDENS AND PLEASURE GROUNDS The Serpentine Walks extend alongside the River Wye on the west side of the site and link with the Pavilion Gardens which open out on either side of the river on the east side of Burlington Walk.

The Serpentine Walks are entered from the west from Gadley Lane and St John's Road. The grassed banks of the River Wye are planted with scattered trees and shrubs, and a winding path runs beside the river. The water flows beneath a bridge carrying St John's Road. The path continues on the south side of the river to a point c 200m west of Burlington Road where it divides. One branch leads over the river via a bridge with iron railings from which it continues along the north side of the river, while the other runs along the south side. The water flows over a number of smooth-stepped cascades and runs beneath a bridge carrying Burlington Road, into the Pavilion Gardens. Burlington Road dates from the late 1870s, until which time the Walks continued without a break alongside the Wye through the area subsequently developed as the Pavilion Gardens. Extensive tree planting and walks alongside the river had been developed in the C18 as part of the fifth Duke of Devonshire's plans to enhance the attractions of the spa. Adam's description of 1838 makes it clear that the river had already been beautified with the construction of cascades and states that 'The whole is admirably laid out, and enriched with shrubs and luxurious plantations'. Walks are shown along this part of the river on the 1848 Tithe map. The 1854 plan of Paxton's layout shows a similar configuration of walks, and at the west end an irregularly shaped lake with an island is shown. Paxton had been undertaking various projects for the sixth Duke of Devonshire in Buxton for some years, and the improvement of the Serpentine Walks was part of a larger plan for the development of a park to the north surrounded by villas. This was only partially executed and is outside the registered area.

The Pavilion Gardens are dominated by the Pavilion and attached buildings. A terraced walk runs immediately to the south of the range of buildings, from which the park and the river, which runs through the northern part of the park at the base of the terrace, can be viewed. Steps lead down from the terrace to a system of paths and to a bandstand (late C20 reproduction of the original) which lies c 20m south of the Pavilion. An ornate footbridge (c 1870, listed grade II) designed by Milner crosses the river and from it a rockwork cascade, also by Milner, can be seen. The paths lead in sweeping curves through banks planted with trees. At the north-east end of the park, alongside The Square, the river tumbles over a rockwork cascade before descending beneath the road. Illustrations of the park from the 1850s show that the river was crossed at various points by three rustic bridges, presumably designed by Paxton. These bridges were removed when Milner's design was implemented in the

1870s.

The south-east side of the park is laid out with lawns and some beds which are planted with shrubs and edged with rocks and boulders. This area was the gardens of Buxton Hall (now the Old Hall Hotel) which, according to Floyer's account of 1697, had a bowling green and several green walks (Archaeol J 1991). In 1734 Dr Thomas Short described 'a pleasant warm bowling green planted about with sycamore trees ... [and] new gardens with planting and several curious walks' (ibid). This area is shown with gardens on the 1848 Tithe map and is described as Hall Garden on the 1854 map.

On the south side of the park there is a series of three lakes, of which the easternmost is divided by a footbridge and has two islands. These are shown on the Tithe map and were probably fishponds belonging to Buxton Hall. The 1854 plan shows that Paxton gave them irregular shorelines and he also installed two fountain jets, since removed, which threw the water to a height of c 20m.

Paths curve around the lakes, and along the south-east side of the park the ground rises as a planted bank to Broadwalk from which views across the park to the north and north-west can be obtained. This walk was laid out in 1857 when it was called Cavendish Terrace and described as 'one of the most decided of the many improvements in the Public Gardens and Walks of Buxton' (quoted in DTL 1996). Fifteen mid C19 lamp standards (listed together grade II) are ranged along the walk.

One of the characteristics of the Gardens is the changing views and vistas, with wider views obtainable from the terrace in front of the Pavilion and from Broadwalk, and more intimate glimpses of the river and the ponds as the sweeping paths lead through planted banks.

The layout of the park conforms well with Milner's plan (published by his son in 1890) though there was some alteration to the layout of paths, and to the north-west corner of the park when the Concert Hall was constructed in 1875.

A raised path called Jordan's Walk cuts across the south-west tip of the park. A rock-lined cutting through it c 200m south-west of the Pavilion leads to a large boating lake with a regular oval outline which was formed from an existing stretch of water, shown on the 1878 OS map when this area did not form part of the park. The edges of the lake are grassed and planted with scattered trees and shrubs. The extension to the park was probably laid out by head gardener Adam Hogg in 1880, possibly to designs by R R Duke, who shows it on a map of 1887 with a tennis court alongside.

REFERENCES

W Adam, *The Gem of the Peak* (1838) N Pevsner and E Williamson, *The Buildings of England: Derbyshire* (2nd edn 1978), p 117 Archaeol J 148 (1991), pp 256(68 Pavilion Gardens, Buxton, (Dawson Taylor Landscape (DTL) 1996)

Maps [all reproduced in DTL 1996] Tithe map for Buxton parish, 1848 W Robinson, Map of Buxton Park as laid out by Joseph Paxton, 1854 R R Duke, Map of the Town of Buxton, 1887 E Milner, Public Gardens Buxton (published by H E Milner, 1890)

OS 6" to 1 mile: 1st edition surveyed 1877, published 1879

Description written: October 1998 Amended: December 1999; February 2000
Register Inspector: CEH Edited: May 2001

Appendix 2:

The Octagonal

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE OCTAGONAL

List Entry Number: 1257997

Location

THE OCTAGONAL, ST JOHNS ROAD

The building may lie within the boundary of more than one authority.

County: Derbyshire

District: High Peak

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 21-Dec-1970

Date of most recent amendment: 31-Jan-1997

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 463221

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

BUXTON

SK0573SE ST JOHN'S ROAD, Pavilion Gardens 616-1/4/104 (South side) 21/12/70
The Octagonal (Formerly Listed as: THE PAVILION Octagonal Hall)

GV II

Concert hall. 1875, extended C20 and restored 1994. Designed by Robert Ripon Duke. Stone foundations to cast-iron, timber and glass structure under banded slate roof. PLAN: octagonal. EXTERIOR: single tall storey. 8 sides with gabled entrance fronts to north and south. South side has 7 windows divided by tall square cast-iron columns, with moulded capitals and bases, these window lights are arranged 1:2:3:2:1, all with stone bases and three horizontal divisions, 12 panes, 3 panes and 12 panes with curved iron brackets at eaves. Central section has glazed double doors and margin lights to windows, topped with broad glazed pediment with tripartite fanlight and side lights. Attached to the corners on the upper floor are 2 ornate iron scrolled brackets supporting single lamps. North entrance front similar though obscured by later alterations and additions. Other fronts have 4 windows, with window lights arranged 2:3:3:2 with similar glazing and dividing columns. Some fronts obscured by earlier and later buildings. All other fronts topped with ornate iron railings. Slate roof has 8 sided shallow hipped roof and then central octagonal dome with a single dormer window to each face. These dormers have tripartite windows with round headed central lights, with margin light glazing, pilaster surrounds supporting entablature with urns and central iron finial. Dome is topped with cast-iron crown. The exterior rain water goods bear the inscription: R & J Rankin /Union Foundry /Liverpool. INTERIOR: paired cast-iron columns part fluted with ornate capitals support the central dome section, with the roof line sloping on cast-iron ribs to the outer edges. Decoration includes ornate spandrels and trellises. There are lunettes to north and south. An inserted stage and ceiling obscure some of the original structure. HISTORY: this Concert Hall was built as part of the entertainment buildings constructed on the north side of the Pavilion Gardens, which were donated to the town by the 7th

Duke of Devonshire. (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 117).

Listing NGR: SK0552773442

Selected Sources

Books and journals

Pevsner, N, The Buildings of England: Derbyshire, (1953), 117

Paxton Suite

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: PAXTON SUITE AND ATTACHED RAILINGS

List Entry Number: 1257991

Location

PAXTON SUITE AND ATTACHED RAILINGS, ST JOHNS ROAD

The building may lie within the boundary of more than one authority.

County: Derbyshire

District: High Peak

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 04-Oct-1988

Date of most recent amendment: 31-Jan-1997

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 463215

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

BUXTON

SK0573SE ST JOHN'S ROAD, Pavilion Gardens 616-1/4/107 (South side) 04/10/88
Paxton Suite and attached railings (Formerly Listed as: ST JOHN'S ROAD, Pavilion
Gardens The Play House)

GV II

Theatre, now conference centre. 1889, altered c1930 and c1980. By WR Bryden. Narrow coursed millstone grit with ashlar dressings and hipped Welsh slate roof with central louvred vent. EXTERIOR: single storey. Sill band. North street front, 6 windows arranged 1:4:1, divided and articulated by rusticated Doric pilasters topped by moulded entablature with parapet surmounted by 4 ball and 2 urn shaped finials. The end bays are slightly advanced and are surmounted by prominent ornate shaped gables topped with open pediments containing pointed finials. The gables have oval panels with keystones and central carving flanked by pilasters. The entrance doors at either end have central doors with sidelights and overlight in moulded and shouldered surrounds topped with segmental pediments. Right doorway no longer in use. Between 4 blocked windows all with moulded surrounds and pediments. Beyond to right altered 2 storey wing, with C20 entrance and above 2 small windows. Beyond again a 4 window wing with altered C20 casements. INTERIOR: not inspected. SUBSIDIARY FEATURES: basement entrance protected by attached spearhead railings to front.

Listing NGR: SK0557073475

Selected Sources

Legacy Record - This information may be included in the List Entry Details

Central Hall and Promenade

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE CENTRAL HALL AND ATTACHED PROMENADE

List Entry Number: 1257993

Location

THE CENTRAL HALL AND ATTACHED PROMENADE, ST JOHNS ROAD

The building may lie within the boundary of more than one authority.

County: Derbyshire

District: High Peak

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 04-Oct-1988

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 463217

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

BUXTON

SK0573SE ST JOHN'S ROAD, Pavilion Gardens 616-1/4/108 (South side) 04/10/88
The Central Hall and attached Promenade

GV II

Central hall and promenade, now coffee shop, restaurant and small shops. 1870, central hall burnt 1982, rebuilt 1984. By Edward Milner. Narrow coursed millstone grit with ashlar dressings, cast-iron and glass under Welsh slate roofs. EXTERIOR: single storey long range and two 2-storey halls. South front 18 windows, divided into 15 window single storey range to east and 3 window 2 storey block to west. East range has low stone walls and rusticated ashlar pilasters between windows, glazed roofs with ornate cast-iron ridge railings with crown finials. From left to right a gabled entrance with double doors and sidelights, a 4-light, a 2-light, a 3-light and a 2-light cross casement window, then 2 doorways both with glazed doors and overlights, then six 5-light similar windows, a pair of double doors and beyond a 2-light cross casement. Set-back behind bays 4, 5 and 6, a 2 storey square hall with 3 windows to 3 glazed facades, under glazed hipped roof. Central 3-light windows flanked by 2-light windows with cast-iron columns between and at corners. Central, square plan hall to west, 2 storeys, 3 windows, projects slightly. Divided 3:5:3 lights with window panels between floors, central section projects, with broad pediment to top. Ground floor has 9-pane lights and upper floor 12-pane lights. Tall cast-iron columns at corners and between windows, all with very ornate cast-iron capitals. Broad fascia board at cornice level, and slate roof topped by central octagonal cupola with 8 round headed windows and 2 stage octagonal spire. INTERIOR: open well to central hall with some free standing cast-iron pillars; they are octagonal on spreading base and have ornate capitals. The base bears the inscription N Bailey/SON AND CO /engineers /MILES /PLATTING /MANCHESTER. There are also ornate iron roof trusses, supported on stone corbels to rear and engaged iron columns to front. This hall and promenade were built as part of the complex of entertainment buildings constructed on the north side of the Pavilion Gardens, which were donated to the town by the 7th Duke of Devonshire. (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 117).

Listing NGR: SK0557573459

Selected Sources

Books and journals

Pevsner, N, The Buildings of England: Derbyshire, (1953), 117

The Conservatory

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE CONSERVATORY

List Entry Number: 1257996

Location

THE CONSERVATORY, ST JOHNS ROAD

The building may lie within the boundary of more than one authority.

County: Derbyshire

District: High Peak

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 04-Oct-1988

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 463220

Asset Groupings

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List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

BUXTON

SK0573SE ST JOHN'S ROAD, Pavilion Gardens 616-1/4/106 (South side) 04/10/88
The Conservatory

GV II

Conservatory. 1870-1871, addition 1903, late C20 additions. Designed by Edward Milner. Cast-iron and glass, gritstone rock masonry with ashlar dressings and hipped Welsh slate roof. EXTERIOR: tall storey with hipped roof, single-storey wing to rear, and single storey stone porch added to front in 1903. North entrance dated 1903, has central glazed double doors with overlights and either side rock-faced stone walls topped with 4 Tuscan Doric columns supporting a continuous entablature with round headed projecting windows with glazing bars. Another similar window between columns on left return, entrance continues to left with 3-light panel, then set at an angle a further glazed section with access doorway breaking through lower walling. Tall 2-storey block to left with hipped glass roof to west, square plan with stone north wall, each glass facade divided into 3 by tall cast-iron columns with similar columns at corners. South front has 7 windows arranged 2:3:2, each glazing bar window 15-pane to ground floor and 12-pane to upper floors with timber panels between. Attached to left corner column at upper floor an ornate iron scrolled bracket supporting a hanging lamp. Single storey conservatory range to west in 2 stages, 10 windows arranged 4:6, those to left set at an angle. Hipped slate roof to right range. South facade has low ashlar wall with 6 window with columns between, each 3-light and 15-pane with transoms and 3-pane tops per light. Similar 4-window range to left with similar fenestration plus double glazed doors in centre of right bay. Above an ornate iron parapet with crown finials. INTERIOR: ornate engaged columns to tall storey. Single storey range has bracketed ornate iron roof trusses supported on cast-iron engaged columns with ornate capitals and 6-panel doors in raised surrounds. This conservatory was built as part of the complex of entertainment buildings constructed on the north side of Pavilion Gardens, which were donated to the town by the 7th Duke of Devonshire.

Listing NGR: SK0564373479

Selected Sources

Legacy Record - This information may be included in the List Entry Details

Pavilion Gardens
St John's Road
Buxton



Heritage Impact Statement
Erection of Semi-Permanent Marquee

The Site

The site forms part of the Pavilion Gardens complex, St Johns Road, Buxton located to the west of the town centre. The historic gardens cover 23 acres and along with the associated historic buildings provide a significant visitor destination within the heart of the town centre.



Aerial view of Pavilion Gardens

The majority of the Pavilion Gardens complex was designed by Edward Milner as a concert hall and winter gardens for the Buxton Improvements Company and was built on land donated by the 7th Duke of Devonshire in 1870. The Octagon was added as a larger concert hall, in 1876, and the Playhouse Theatre, today's Pavilion Arts Centre, was completed in 1889.

The complex has undergone a number of subsequent alterations including the re-alignment of the eastern wing of the conservatory to wrap around the Opera House in 1903 and the rebuilding of the Central Pavilion in 1984, following a fire. Other areas have undergone major refurbishments including the Pavilion Arts Centre, the entrance foyer, the restaurant and Tourist Information Centre.

Following the demise of the Buxton Improvements Company, the Pavilion Gardens were absorbed into ownership and control by the various forms of local government in the early 20th century and, as a consequence, was taken over by High Peak Borough Council upon its creation in 1974. The whole complex (buildings) was added to the statutory list of buildings of special architectural or historic interest in 1988 (Grade II). It also forms part of the entry on Historic England's Register of Historic Parks and Gardens (Grade II*).

The promenade itself runs along the entire frontage of the main buildings and is used as a pedestrian walkway and to hold a variety of different events and activities.

Heritage Assets

Paragraph 128 of the National Planning Policy Framework requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

There are a number of heritage assets that have the potential to be affected by the proposals and these are listed below:

Historic Park

The application site lies within the Pavilion Gardens. These gardens, along with Serpentine Walks are on the Register of Historic Parks and Gardens (Grade II*). The register is maintained by Historic England and contains parks that have a special historic interest at a national level.

The Pavilion Gardens were laid out, in 1871, to designs by landscape gardener and park designer Edward Milner (1819-1894) and former apprentice of Victorian architect, Sir Joseph Paxton (Crystal Palace). Milner's design incorporated some of the earlier 19th century garden designs of Joseph Paxton undertaken for the 6th Duke of Devonshire.

The park is dominated by the Pavilion and attached buildings and offers a series of sweeping paths around planted banks of trees and shrubs, offering a range of glimpsed views of the river and ponds throughout the park. One of the characteristics of the gardens is the changing views and vistas, with wider views obtainable from the terrace in front of the Pavilion and from Broad Walk.

Listed Buildings

The gardens also contain a range of grade II listed buildings located along the north side of the gardens. The buildings originated in the 1870 by the construction of the Pavilion but with additional buildings and extensions being added at various points through to the late C20.

They were constructed as a late 19th century Winter Gardens complex, a range and type of building more usually associated with seaside resorts of the period. Unusual in its inland location, it is also one of the earliest surviving examples of this type. Its continual development throughout the late 19th and early 20th century as a place for public entertainment, is a key part of its historic and architectural significance. In accommodating the needs of the people of Buxton and visitors over the last 130

years, the resulting complex is a surviving record reflecting changes in culture and in architectural styles. Its importance both historically and architecturally is recognised by its Grade II listed status. In townscape and landscape terms, along with its associated parkland, the complex is a historically significant component of Buxton town centre. The Pavilion Gardens complex is not only impressive architecturally, but also notable for its continued public ownership from its inception to the present day.

Conservation Area

The application site lies within the Buxton Central Conservation Area and forms an important landscaped garden within the centre of Buxton overlooking and following the River Wye. These registered gardens and their listed buildings make a significant contribution towards the character of the Conservation area and add to the wider parkland setting of the conservation area.

The Buxton Character Appraisal identifies the main characteristics of this particular sub area as follows:

- Gardenesque & Serpentine landscaped public parks of the 19th century
- Highly unusual and individual public and semi-public buildings
- A series of inward looking spaces

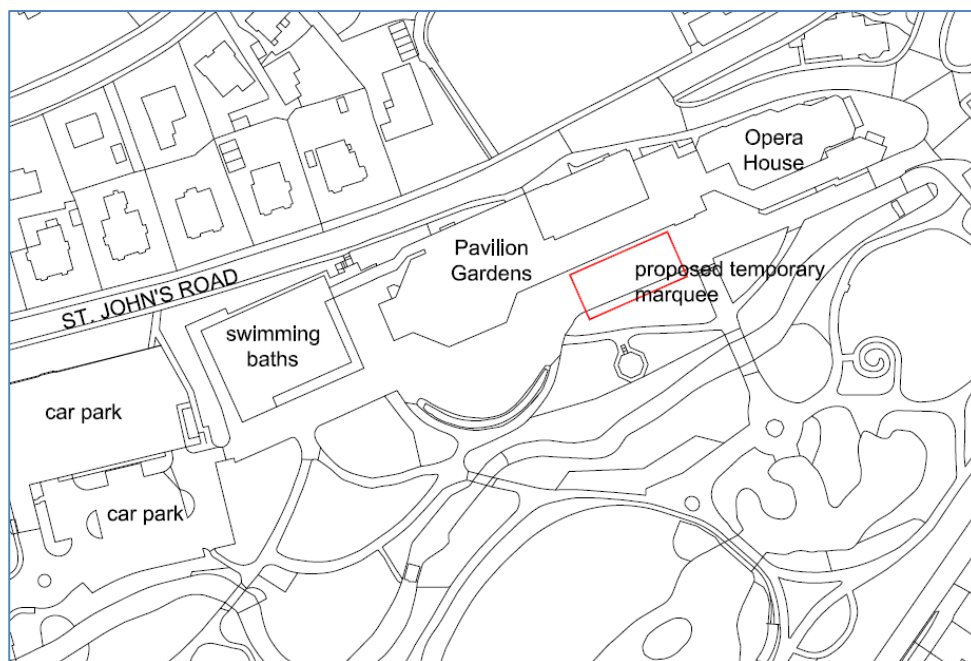
Significance of the Heritage Assets

The significance of the heritage assets can be summarised as follows:

- The complex (buildings and gardens) form a significant part of Buxton's townscape quality and wider park land setting of the conservation area.
- The gardens offer a series of glimpsed and unfolding views whilst the promenade and Broad Walk offer more long distance views across the park.
- The winter gardens offer an unusual and one of the earliest surviving responses to an inland spa resort more normally reserved for seaside locations.
- The complex has provided a long and established site in Buxton for public entertainment reflecting changes in cultural and architectural styles.
- Since inception the site has remained in public ownership.

Development Proposals

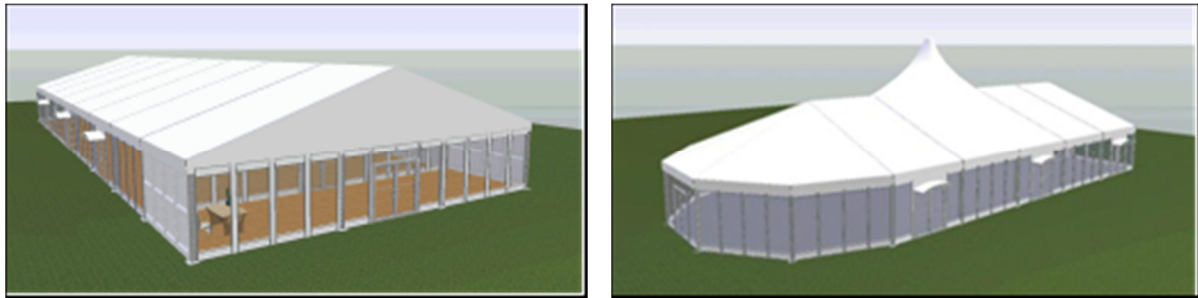
The application seeks approval to erect a semi-permanent marquee within the Pavilion Gardens. This will be located on the promenade to the right of the entrance to the TIC and café.



The marquee is required due to the temporary closure of the Octagon Hall. The Octagon, built 1876, requires significant restoration and structural repair to arrest further structural deterioration. The Octagon will close on Monday 12th October for a period of 15 months to allow for roof repairs to be carried out to the Dome. It is anticipated at present that the rest of the Pavilion Gardens complex will remain open but an alternative and temporary venue is required to host forthcoming events and minimise disruption to the public, traders and event organisers.

The Marquee will measure 35m in length, 16m in width and a maximum ridge height of 8.9m. The marquee will be required to accommodate different events and business activities displaced as a result of the part-closure in the main building. . These range from markets and exhibitions to banqueting and conferences. The marquee will not be physically attached to the building but be offset between 1 – 1.5m. It is estimated that the hire period will commence in November 2105 until February 2016.

The exact detailed appearance and roof profile of the marquee are yet to be agreed but will be one of the following two options presented below:



The marquee itself will be constructed from a rigid cladding system punctuated by glass panels. The colour of the structure will be white.

Potential Impact on the heritage Assets

The erection of such a large temporary structure will cause a level of harm to the setting of the heritage assets and in particular will disrupt views of the listed buildings. Given the temporary nature of the structure, It is considered that the level of harm will be less than substantial and as such the harm should be weighed against the public benefits of the proposals, including securing its optimum viable use (para 134 of the NPPF). With this in mind there are a number of reasons why the public benefits would outweigh the harm caused to the heritage assets. These are as follows:

1. The erection of the marquee will be temporary and for a period of approximately 15 months.
2. It will cause no physical harm or alteration to the complex of listed buildings or the registered park itself.
3. The works will be completely reversible leaving no permanent damage.
4. The temporary structure is required to allow for the continued and displaced events to be held in the Pavilion Gardens and to minimise the disruption to members of the public, traders and event organisers.
5. The continuation of the event calendar will provide a stable and much needed income stream for the Council along with maintaining a strong tourist destination and visitor attraction.
6. The closure of the Octagon Hall will allow full structural investigation to be undertaken with a view to completing a full scale repair and restoration of the Dome roof. These works are seen as necessary and a priority for the Council to allow for the permanent repair of this heritage asset and its continued use for the foreseeable future.

7. The building was identified as being 'vulnerable' in the 'Counting our heritage' survey undertaken in the summer of 2013. Its repair will remove a significant listed building from the authorities at risk register.

Appendices:

Appendix 1: Pavilion Gardens entry on Historic England Register

Appendix 2: Listed building entry for complex of buildings within the Pavilion Gardens

Appendix 1:

Public park which probably originated as the private gardens of Buxton Hall in the C17 and was laid out in 1871 to designs by Edward Milner incorporating part of an existing early to mid C19 layout by Joseph Paxton for the sixth Duke of Devonshire.

HISTORIC DEVELOPMENT

Buxton is the site of the shrine of St Ann, a popular place of pilgrimage in the medieval period. The shrine and associated mineral springs were closed after the Reformation but reopened to visitors taking the waters in 1572. The baths were improved in the late C17, and by the late C18 the town had become a popular focus for tourism with visitors attracted by the picturesque setting of the town as well as by the spa. The area occupied by the Pavilion Gardens was probably first developed as gardens relating to Buxton Hall (see below) in the late C16 or the C17.

Improvements and planting in the area were part of the fifth Duke of Devonshire's plans to enhance the attractions of the spa in the late C18. The area alongside the River Wye was improved and embellished by Joseph Paxton (1803(65) for the sixth Duke, probably in the 1830s, and the work is recorded on a Map of Buxton Park as laid out by Sir Joseph Paxton reproduced by Dr William Robertson in 1854. Edward Milner (1819-84) incorporated elements of Paxton's scheme in his design of 1870 and additions and alterations followed in the late C19. The park was given by the seventh Duke of Devonshire to the Buxton Improvements Company in the C19, which subsequently passed it to Buxton Corporation; it remains (1998) in use as a public park.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING The Pavilion Gardens are on the north-west side of Buxton, c 300m south of the station. The c 14ha site is within the valley of the River Wye on land which slopes down to the south from St John's Road, which forms part of the north boundary, and rises from the valley bottom to the south where the Broadwalk forms the south-east boundary. The Square runs along the north-east side of the site. The setting is largely residential to the north and south with the core of the C18 town immediately to the east. The Serpentine Walks on the west side of the site abut with Gadley Lane and with open land adjoining a golf course.

ENTRANCES AND APPROACHES There are a number of entrances to the site from the roads running around it, and the principal points of access are from The Square, on the east side of the Gardens.

PRINCIPAL BUILDING A continuous range of buildings set into the hillside along the north side of the Pavilion Gardens originated in 1870, with additional buildings and extensions being added at various points through to the late C20. The Pavilion (1870, listed grade II) is a cast-iron and glass structure designed by Milner which was damaged by fire in 1982 and rebuilt in 1984 and is now (1998) in use as a cafe and shops. It was enlarged in 1875 when the octagonal Concert Hall was added (R R Duke, listed grade II) to the west side. Attached to the west of this are covered swimming baths of 1969(72 by J Poulson. The Playhouse (1889, listed grade II) is

attached to the rear of the Pavilion. The Conservatory (Edward Milner 1870-1, listed grade II) to the east is a narrow cast-iron and glass building which has been restored and is in use for its original purpose (1998). Attached to the rear of The Conservatory, the Opera House (listed grade II*) was designed by Frank Matcham in 1901.

The Old Hall Hotel (listed grade II*) stands on The Square, on the east side of the site. It is the former Buxton Hall, which was built by the Earl of Shrewsbury c 1570 to provide lodgings for visitors of rank who included Mary, Queen of Scots. The building has been remodelled and repaired at various times but retains its C16 core

GARDENS AND PLEASURE GROUNDS The Serpentine Walks extend alongside the River Wye on the west side of the site and link with the Pavilion Gardens which open out on either side of the river on the east side of Burlington Walk.

The Serpentine Walks are entered from the west from Gadley Lane and St John's Road. The grassed banks of the River Wye are planted with scattered trees and shrubs, and a winding path runs beside the river. The water flows beneath a bridge carrying St John's Road. The path continues on the south side of the river to a point c 200m west of Burlington Road where it divides. One branch leads over the river via a bridge with iron railings from which it continues along the north side of the river, while the other runs along the south side. The water flows over a number of smooth-stepped cascades and runs beneath a bridge carrying Burlington Road, into the Pavilion Gardens. Burlington Road dates from the late 1870s, until which time the Walks continued without a break alongside the Wye through the area subsequently developed as the Pavilion Gardens. Extensive tree planting and walks alongside the river had been developed in the C18 as part of the fifth Duke of Devonshire's plans to enhance the attractions of the spa. Adam's description of 1838 makes it clear that the river had already been beautified with the construction of cascades and states that 'The whole is admirably laid out, and enriched with shrubs and luxurious plantations'. Walks are shown along this part of the river on the 1848 Tithe map. The 1854 plan of Paxton's layout shows a similar configuration of walks, and at the west end an irregularly shaped lake with an island is shown. Paxton had been undertaking various projects for the sixth Duke of Devonshire in Buxton for some years, and the improvement of the Serpentine Walks was part of a larger plan for the development of a park to the north surrounded by villas. This was only partially executed and is outside the registered area.

The Pavilion Gardens are dominated by the Pavilion and attached buildings. A terraced walk runs immediately to the south of the range of buildings, from which the park and the river, which runs through the northern part of the park at the base of the terrace, can be viewed. Steps lead down from the terrace to a system of paths and to a bandstand (late C20 reproduction of the original) which lies c 20m south of the Pavilion. An ornate footbridge (c 1870, listed grade II) designed by Milner crosses the river and from it a rockwork cascade, also by Milner, can be seen. The paths lead in sweeping curves through banks planted with trees. At the north-east end of the park, alongside The Square, the river tumbles over a rockwork cascade before descending beneath the road. Illustrations of the park from the 1850s show that the river was crossed at various points by three rustic bridges, presumably designed by Paxton. These bridges were removed when Milner's design was implemented in the

1870s.

The south-east side of the park is laid out with lawns and some beds which are planted with shrubs and edged with rocks and boulders. This area was the gardens of Buxton Hall (now the Old Hall Hotel) which, according to Floyer's account of 1697, had a bowling green and several green walks (Archaeol J 1991). In 1734 Dr Thomas Short described 'a pleasant warm bowling green planted about with sycamore trees ... [and] new gardens with planting and several curious walks' (ibid). This area is shown with gardens on the 1848 Tithe map and is described as Hall Garden on the 1854 map.

On the south side of the park there is a series of three lakes, of which the easternmost is divided by a footbridge and has two islands. These are shown on the Tithe map and were probably fishponds belonging to Buxton Hall. The 1854 plan shows that Paxton gave them irregular shorelines and he also installed two fountain jets, since removed, which threw the water to a height of c 20m.

Paths curve around the lakes, and along the south-east side of the park the ground rises as a planted bank to Broadwalk from which views across the park to the north and north-west can be obtained. This walk was laid out in 1857 when it was called Cavendish Terrace and described as 'one of the most decided of the many improvements in the Public Gardens and Walks of Buxton' (quoted in DTL 1996). Fifteen mid C19 lamp standards (listed together grade II) are ranged along the walk.

One of the characteristics of the Gardens is the changing views and vistas, with wider views obtainable from the terrace in front of the Pavilion and from Broadwalk, and more intimate glimpses of the river and the ponds as the sweeping paths lead through planted banks.

The layout of the park conforms well with Milner's plan (published by his son in 1890) though there was some alteration to the layout of paths, and to the north-west corner of the park when the Concert Hall was constructed in 1875.

A raised path called Jordan's Walk cuts across the south-west tip of the park. A rock-lined cutting through it c 200m south-west of the Pavilion leads to a large boating lake with a regular oval outline which was formed from an existing stretch of water, shown on the 1878 OS map when this area did not form part of the park. The edges of the lake are grassed and planted with scattered trees and shrubs. The extension to the park was probably laid out by head gardener Adam Hogg in 1880, possibly to designs by R R Duke, who shows it on a map of 1887 with a tennis court alongside.

REFERENCES

W Adam, *The Gem of the Peak* (1838) N Pevsner and E Williamson, *The Buildings of England: Derbyshire* (2nd edn 1978), p 117 Archaeol J 148 (1991), pp 256(68 Pavilion Gardens, Buxton, (Dawson Taylor Landscape (DTL) 1996)

Maps [all reproduced in DTL 1996] Tithe map for Buxton parish, 1848 W Robinson, Map of Buxton Park as laid out by Joseph Paxton, 1854 R R Duke, Map of the Town of Buxton, 1887 E Milner, Public Gardens Buxton (published by H E Milner, 1890)

OS 6" to 1 mile: 1st edition surveyed 1877, published 1879

Description written: October 1998 Amended: December 1999; February 2000
Register Inspector: CEH Edited: May 2001

Appendix 2:

The Octagonal

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE OCTAGONAL

List Entry Number: 1257997

Location

THE OCTAGONAL, ST JOHNS ROAD

The building may lie within the boundary of more than one authority.

County: Derbyshire

District: High Peak

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 21-Dec-1970

Date of most recent amendment: 31-Jan-1997

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 463221

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

BUXTON

SK0573SE ST JOHN'S ROAD, Pavilion Gardens 616-1/4/104 (South side) 21/12/70
The Octagonal (Formerly Listed as: THE PAVILION Octagonal Hall)

GV II

Concert hall. 1875, extended C20 and restored 1994. Designed by Robert Ripon Duke. Stone foundations to cast-iron, timber and glass structure under banded slate roof. PLAN: octagonal. EXTERIOR: single tall storey. 8 sides with gabled entrance fronts to north and south. South side has 7 windows divided by tall square cast-iron columns, with moulded capitals and bases, these window lights are arranged 1:2:3:2:1, all with stone bases and three horizontal divisions, 12 panes, 3 panes and 12 panes with curved iron brackets at eaves. Central section has glazed double doors and margin lights to windows, topped with broad glazed pediment with tripartite fanlight and side lights. Attached to the corners on the upper floor are 2 ornate iron scrolled brackets supporting single lamps. North entrance front similar though obscured by later alterations and additions. Other fronts have 4 windows, with window lights arranged 2:3:3:2 with similar glazing and dividing columns. Some fronts obscured by earlier and later buildings. All other fronts topped with ornate iron railings. Slate roof has 8 sided shallow hipped roof and then central octagonal dome with a single dormer window to each face. These dormers have tripartite windows with round headed central lights, with margin light glazing, pilaster surrounds supporting entablature with urns and central iron finial. Dome is topped with cast-iron crown. The exterior rain water goods bear the inscription: R & J Rankin /Union Foundry /Liverpool. INTERIOR: paired cast-iron columns part fluted with ornate capitals support the central dome section, with the roof line sloping on cast-iron ribs to the outer edges. Decoration includes ornate spandrels and trellises. There are lunettes to north and south. An inserted stage and ceiling obscure some of the original structure. HISTORY: this Concert Hall was built as part of the entertainment buildings constructed on the north side of the Pavilion Gardens, which were donated to the town by the 7th

Duke of Devonshire. (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 117).

Listing NGR: SK0552773442

Selected Sources

Books and journals

Pevsner, N, The Buildings of England: Derbyshire, (1953), 117

Paxton Suite

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: PAXTON SUITE AND ATTACHED RAILINGS

List Entry Number: 1257991

Location

PAXTON SUITE AND ATTACHED RAILINGS, ST JOHNS ROAD

The building may lie within the boundary of more than one authority.

County: Derbyshire

District: High Peak

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 04-Oct-1988

Date of most recent amendment: 31-Jan-1997

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 463215

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

BUXTON

SK0573SE ST JOHN'S ROAD, Pavilion Gardens 616-1/4/107 (South side) 04/10/88
Paxton Suite and attached railings (Formerly Listed as: ST JOHN'S ROAD, Pavilion Gardens The Play House)

GV II

Theatre, now conference centre. 1889, altered c1930 and c1980. By WR Bryden. Narrow coursed millstone grit with ashlar dressings and hipped Welsh slate roof with central louvred vent. EXTERIOR: single storey. Sill band. North street front, 6 windows arranged 1:4:1, divided and articulated by rusticated Doric pilasters topped by moulded entablature with parapet surmounted by 4 ball and 2 urn shaped finials. The end bays are slightly advanced and are surmounted by prominent ornate shaped gables topped with open pediments containing pointed finials. The gables have oval panels with keystones and central carving flanked by pilasters. The entrance doors at either end have central doors with sidelights and overlight in moulded and shouldered surrounds topped with segmental pediments. Right doorway no longer in use. Between 4 blocked windows all with moulded surrounds and pediments. Beyond to right altered 2 storey wing, with C20 entrance and above 2 small windows. Beyond again a 4 window wing with altered C20 casements. INTERIOR: not inspected. SUBSIDIARY FEATURES: basement entrance protected by attached spearhead railings to front.

Listing NGR: SK0557073475

Selected Sources

Legacy Record - This information may be included in the List Entry Details

Central Hall and Promenade

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE CENTRAL HALL AND ATTACHED PROMENADE

List Entry Number: 1257993

Location

THE CENTRAL HALL AND ATTACHED PROMENADE, ST JOHNS ROAD

The building may lie within the boundary of more than one authority.

County: Derbyshire

District: High Peak

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 04-Oct-1988

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 463217

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

BUXTON

SK0573SE ST JOHN'S ROAD, Pavilion Gardens 616-1/4/108 (South side) 04/10/88
The Central Hall and attached Promenade

GV II

Central hall and promenade, now coffee shop, restaurant and small shops. 1870, central hall burnt 1982, rebuilt 1984. By Edward Milner. Narrow coursed millstone grit with ashlar dressings, cast-iron and glass under Welsh slate roofs. EXTERIOR: single storey long range and two 2-storey halls. South front 18 windows, divided into 15 window single storey range to east and 3 window 2 storey block to west. East range has low stone walls and rusticated ashlar pilasters between windows, glazed roofs with ornate cast-iron ridge railings with crown finials. From left to right a gabled entrance with double doors and sidelights, a 4-light, a 2-light, a 3-light and a 2-light cross casement window, then 2 doorways both with glazed doors and overlights, then six 5-light similar windows, a pair of double doors and beyond a 2-light cross casement. Set-back behind bays 4, 5 and 6, a 2 storey square hall with 3 windows to 3 glazed facades, under glazed hipped roof. Central 3-light windows flanked by 2-light windows with cast-iron columns between and at corners. Central, square plan hall to west, 2 storeys, 3 windows, projects slightly. Divided 3:5:3 lights with window panels between floors, central section projects, with broad pediment to top. Ground floor has 9-pane lights and upper floor 12-pane lights. Tall cast-iron columns at corners and between windows, all with very ornate cast-iron capitals. Broad fascia board at cornice level, and slate roof topped by central octagonal cupola with 8 round headed windows and 2 stage octagonal spire. INTERIOR: open well to central hall with some free standing cast-iron pillars; they are octagonal on spreading base and have ornate capitals. The base bears the inscription N Bailey/SON AND CO /engineers /MILES /PLATTING /MANCHESTER. There are also ornate iron roof trusses, supported on stone corbels to rear and engaged iron columns to front. This hall and promenade were built as part of the complex of entertainment buildings constructed on the north side of the Pavilion Gardens, which were donated to the town by the 7th Duke of Devonshire. (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 117).

Listing NGR: SK0557573459

Selected Sources

Books and journals

Pevsner, N, The Buildings of England: Derbyshire, (1953), 117

The Conservatory

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE CONSERVATORY

List Entry Number: 1257996

Location

THE CONSERVATORY, ST JOHNS ROAD

The building may lie within the boundary of more than one authority.

County: Derbyshire

District: High Peak

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 04-Oct-1988

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 463220

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

BUXTON

SK0573SE ST JOHN'S ROAD, Pavilion Gardens 616-1/4/106 (South side) 04/10/88
The Conservatory

GV II

Conservatory. 1870-1871, addition 1903, late C20 additions. Designed by Edward Milner. Cast-iron and glass, gritstone rock masonry with ashlar dressings and hipped Welsh slate roof. EXTERIOR: tall storey with hipped roof, single-storey wing to rear, and single storey stone porch added to front in 1903. North entrance dated 1903, has central glazed double doors with overlights and either side rock-faced stone walls topped with 4 Tuscan Doric columns supporting a continuous entablature with round headed projecting windows with glazing bars. Another similar window between columns on left return, entrance continues to left with 3-light panel, then set at an angle a further glazed section with access doorway breaking through lower walling. Tall 2-storey block to left with hipped glass roof to west, square plan with stone north wall, each glass facade divided into 3 by tall cast-iron columns with similar columns at corners. South front has 7 windows arranged 2:3:2, each glazing bar window 15-pane to ground floor and 12-pane to upper floors with timber panels between. Attached to left corner column at upper floor an ornate iron scrolled bracket supporting a hanging lamp. Single storey conservatory range to west in 2 stages, 10 windows arranged 4:6, those to left set at an angle. Hipped slate roof to right range. South facade has low ashlar wall with 6 window with columns between, each 3-light and 15-pane with transoms and 3-pane tops per light. Similar 4-window range to left with similar fenestration plus double glazed doors in centre of right bay. Above an ornate iron parapet with crown finials. INTERIOR: ornate engaged columns to tall storey. Single storey range has bracketed ornate iron roof trusses supported on cast-iron engaged columns with ornate capitals and 6-panel doors in raised surrounds. This conservatory was built as part of the complex of entertainment buildings constructed on the north side of Pavilion Gardens, which were donated to the town by the 7th Duke of Devonshire.

Listing NGR: SK0564373479

Selected Sources

Legacy Record - This information may be included in the List Entry Details