



Figure 2 Plan of Corbar Hill House and the 'Coach House'

Originally built as a private residence, in around 1901 Corbar Hill House was renamed Wye House, not to be confused with Wye House Asylum which was a Buxton establishment for the care and treatment of the insane of the higher and middle classes (it was Cavendish School and built by Henry Currey 1862, also on Corbar Road but now demolished with new estate built on site). However, while Corbar Hill remained a private residence for a short time, by the latter half of the 19th century, as the growth of Buxton was largely a result of its promotion as a medical health resort, the tradition of charitable treatment of the sick continued with the insane at the Wye Asylum (demolished) and dipsomaniacs (or alcoholics) at Corbar Hill House (CAA 2008, 20). A *Lancet* article (Dec. 14 1878) advertised the hospital as established in 1869 for 'the disease of intemperance, or suffering from other maladies requiring medicinal or hygienic treatment' (*Medical Times & Gazette* June 14 1873 and the *Eccelesiastical Gazette* Nov 8 1870). Moreover, a sale lot from Cavendish Auctions was a litho print advert of the 'SANATORIUM FOR THE TREATMENT OF INTEMPERANCE IN THE UPPER & MIDDLE CLASSES, CORBAR HILL HOUSE, BUXTON, DERBYSHIRE (1869)', again confirming the early date for its change of use from a private house. The physician Dr F. K. Dickson was resident both there and at Wye House Asylum. Some time after this it became a hydropathic establishment and was then sold in 1931 for nurses' accommodation (Leach 1987).

Following this it was then renamed and turned into a school in the 1950s: firstly known as Thorne Leigh prep school, the junior school of Holm Leigh school, which moved to Sandbach in the mid 1960s. In the mid 60s it became John Duncan School – a small Area Special Needs School, catering for approximately 40 pupils, aged 11-16 year – for a number of years before it shut again in 2003.

The site is now known collectively as Corbar Hill House and Wye House. Corbar Hill is the main French Chateau-style house which now comprises private residential apartments and Wye House, built in the early 2000s to the east of the main house but still within its grounds, are blocks split into holiday apartments.

The property to which the proposed development relates is a former rear extension to Corbar Hill House and is sometimes also referred to as Wye House which creates some confusion. It was also marketed as a former coach house. Originally it was attached to the main house but the connecting buildings were demolished in 2002/2003.

To the rear (west and northwest) of the development site are two disused 19th-century quarries, one of which straddles the boundaries of Corbar Hill House. When in use, millstone/shale grit was quarried here and used to build some of Buxton's most significant buildings (Coda 2008, 2).

19th-century plans also revealed a 6ft beech hedge that ran between Corbar Hill House and its kitchen gardens to the rear (west), the proposed development site. Over a century later and the hedge may have disappeared but it is still possible to trace its origin in a line of beech trees now reaching some 60-80 feet high (WHAC 2008).

5. CARTOGRAPHIC REGRESSION

The current listing description (Appendix A) refers to the main house (Corbar Hill) but does not include any ancillary buildings to the rear such as the property to which the proposed development concerns (Coach House).

Although the appearance of the present main house is of an 18th-century French Chateau character, the building is actually a mid 19th-century property built in a revival style originally set within an ornamental garden. A study of the few early surviving maps/pictorial representations provide enough detail to make a certain enough assumption as to the original plan of the site.

In the early 1840s there was only a single building in this area as shown by the earliest cartographic evidence depicting the site: the Buxton Tithe map of 1848 (D2360/3/56). There are no other extant maps for the 1850s/60s so estimation as to the original plan when built has to be based on conjecture. However, by the first edition Ordnance Survey map, dating from 1879 (1:2,500) (Fig. 3), a number of villas had been erected in relatively large gardens as part of the fashionable development in this area. These include Corbar Hill House which is depicted in a largely similar manner as it stands today: as a rectangular house with corner turrets. The rear property, to which the development refers, is actually depicted as separate to the main house as it is shown to be higher up the terrain of the rear hill and thus entered via steps to the rear of Corbar Hill House. Analysis of its current architecture shows the property as much more simple in terms of its architectural style than the main house – it does appear to have been built slightly later than it. However, as it appears on this map, it may be suggested that it was constructed when the private home changed its use to a hospital (c.1860s). It may have originally served as some sort of stable block or coach house, or simply servants' quarters or, if for the hospital, staff housing. There are also further steps going up the hillside behind it. A small building in this rear (west) area is present and behind this are a small section of formal gardens (with a further small outbuilding), likely the kitchen garden, with the quarry identified to the very northeast. There is a vacant plot to the north of the house, on which now sits the Wye House blocks. The front gardens are also of a formal design, similar to as they are today.

The next map to show any change is the 1897 6-inch OS map (Fig. 4). Here the rear building is now connected to the main house by a passageway from the northwest. The gardens to the rear do not appear to be landscaped as they were depicted in the earlier map; however, the small outbuilding immediately rear of the extension is now shown as a greenhouse. Finally, there appears to be a large rectangular enclosure, perhaps a tennis court, situated to the north of the site and which has extended the boundary slightly. The quarry now appears disused.

Next, the 1923 (1:10,560) OS map shows the most substantial changes since the construction of the site (Fig. 5). Firstly, the main house has been significantly altered: the rear building is now also connected to the main house via a further southwesterly passageway, leaving a small courtyard space in the middle. The rear building has also been extended to the rear and northeast, and is now virtually the same size as the main house. There is also a small linear extension curving south from the southern corner of the rear building. There are two greenhouses to the rear (northwest) of the site, in addition to several outbuildings; the two outbuildings shown on the first edition OS have been enlarged. The 'tennis court' area now appears to be a simple rectangular plot of land yet the formerly vacant plot to the northeast has now been landscaped and includes a steep incline, and further outbuildings and a greenhouse to the very northeast of this plot are extant. There is still vacant land to the north of the site but this is fenced and gated off. The main frontal gardens have also been further landscaped so they extend into this plot and create a straight driveway and turning area. Finally, the site itself is identified as 'Wye House (Private Asylum)'.

Finally, the 1973 (1:2,500) OS map shows little change with regard to the main house although it is now identified as the 'John Duncan School' (Fig. 6). The greenhouses appear to have been removed, as has the small linear projecting extension which stood at the southern tip of the rear part of the property (and is now depicted as a steep incline) and the smaller rear outbuildings leaving simply the two built when the house was first constructed as seen on the map of 1879. The tennis court area is now clearly labelled as such, while the quarry is again depicted but shown as disused. Some of the outbuildings which stood on the adjacent northeast plot, which got subsumed within the garden, appear to have been demolished, save the rectangular greenhouse. However, there appears to be two large, semi-detached villas situated in the eastern corner of the plot, which was formerly just open land. These are now private residences and bounded off from the main school site. There is a small, enclosed rectangular structure now situated to the southwest, within the front gardens, near to the entrance. Finally, the fenced off vacant land to the north is now open land and curves west around the whole of the rear of the site.

6. BUILDING DESCRIPTION

The Listed Building description for the Corbar Hill House site is relatively limited with regard to the exterior character of the site (see Appendix A), and so an attempt will be made not to repeat the same detail, but to expand upon it. Given the scope of this assessment, principally as an accompanying document to the planning application process in regard to a Listed structure and new development within its boundaries, it was not considered necessary to recount a full room-by-room descriptive analysis in so much as the detail informs about the historic value and character of the building over time. However, further detail may be required and may be more relevant at a later stage of the proposed development such as historic building recording. Nevertheless, as the building is comprised of various phases of construction, certain elements therefore have greater significance than others and where significant features are particularly relevant to this report, they will be considered within the context, and therefore room, in which they are located.

Thus, the following description will provide an explanation of the main house but will primarily focus on the property proposed for development (the rear extension/former ancillary outbuilding) which, for ease and clarification, will be referred to as the Coach House. Finally, a description of the currently vacant proposed development plot behind/to the northwest/west of the Coach House will also be provided.

The site comprises the Grade II Listed Corbar Hill House (Fig. 7), now residential apartments, together with assorted outbuildings including the Coach House (Fig. 8). A general plan of the site can be found on Figure 2. The site also sits within the Buxton Conservation Area.

6.1 CORBAR HILL HOUSE

While the building retains some original/early features (notably its original staircase), there is also evidence of a significant amount of modification throughout the life of the property. Beginning as a symmetrically-fronted Victorian mansion set within its own parkland/grounds, the property comprises a series of additional extensions which have gradually grown from the east of the site to the west in a linear manner within the property's boundaries, before expanding into a further site to the northeast. In general, the earliest and residential part of the main building relates to the east, with the later additions developing further west as service areas and outbuildings.

The architectural character of the property makes reference to the 19th-century date, millstone grit and ashlar, and the French Renaissance stylistic elements such as finials, tall stacks, turrets, sashes and pediments (some of which could also be defined as Gothic revival).

The main symmetrical block of two storeys with attic and 7 x 3 bays was the first section constructed in 1850, as a private home. The mid 19th-century house features minor 20th-century additions, largely to what is now the freestanding building(s) to its rear. Likely built from the stone of the quarry to the northwest of the site, Corbar Hill House is constructed from rock-faced millstone grit with ashlar dressings in the French Chateau or Renaissance Revival (neo-Baroque) style. The three-storey building is topped by a mansard pavilion roof of Westmoreland slate with large stone stacks. Fenestration includes projecting two-storey tripartite plain sashes, moulded ashlar gabled dormers with two sashes, single plain sashes in moulded ashlar surrounds, single two-storey canted bay windows with plain sashes, and oculus or oeil-de-boeuf dormer windows in moulded ashlar surrounds. The French revival features include the mansard roofs; oculus dormers crowned with triangular pediment with ornate scrollwork/floral decoration, the latter of which also adorn paired sash windows in the attic storey; a plinth and first-floor sill band; moulded eaves; the central doorway in moulded ashlar door surround with double half-glazed six-panel doors and ashlar carving; and, finally, the ornamental finials crowning the pavilion roof of each projecting bay in imitation of corner-like turrets (two are clustered at each corner). The house is now split into 9 apartments over the three floors. The interior of the building is particularly representative of its use as a private dwelling.

Mention should also be made of what is now referred to as Wye House Blocks A and B – the new built development (constructed in first decade of 2000s) to the northeast of the main house and thus have to be taken into consideration in a cumulative manner (Fig. 9). The properties comprise 20 apartment buildings, now largely holiday lets. While very simplified, the modern sandstone buildings somewhat reference the architectural character of Corbar Hill House as the oculus and four-pane Victorian sash windows have been copied over, as well as the first floor string course and slate roof in an attempt to remain in-keeping with the context of the site.

6.2 'COACH HOUSE'

In general the proposed development building is in a moderate state of repair, having been redundant since the site's closure as a school in 2003. The interior is largely a bare shell and needs complete renovation – it is currently kept securely boarded up in an attempt to minimise any further deterioration. Despite this, there are aspects and features of the building which survive and remain structurally sound, which are discussed further below. The general plan of the property can be found on Figure 2 with more detailed plans and accompanying photography in Appendix B below.

While the property was built by the late 1870s (as it appears on the OS map), as noted, it does not seem to be entirely contemporary with the main house and so is suggested as a slightly later addition erected to accommodate the change of use of the site. By the late 1860s, the main house was turned into a hospital and so the former symmetrical and simple layout of the main block would likely not have sufficed for the

accommodation of all patients and staff. During this time the site was subsequently extended in a linear progression to the west over the following half a century to serve the needs and requirements of the change to a hospital and then again to a school. In fact, when it became a private asylum at the turn of the 20th century, and changed its name to Wye House, this coincides with the development of this rear building as it was enlarged to the west and further established connecting buildings were constructed to provide clear access between it and the main house (Fig. 10).

While the building retains some original/early features, there is also evidence of a significant amount of modification throughout the life of the property, particularly illustrated by the subsequent development of the linear plan form of the building westwards and into the north-eastern courtyard. Similar to the main house, the exterior character features millstone grit ashlar blocks throughout; however the style is not entirely in-keeping with Corbar Hill. Built into the steep gradient of the rear slope, the two-storey building features a simple pitched slate roof with metal and plastic downpipes, and large central stacks. Largely rectangular in plan, it also features projecting extensions to the rear (west) of mixed rubble, ashlar and brick (Fig. 11). The simple two-pane timber sash windows with ashlar sills and lintels do reference the style of the main house and appear to be of a similar width as the fenestration to the rear (west elevation) of the main house. The interior features a timber roof (Fig. 12) with modern Velux windows inserted into the western side of the roof (Fig. 13), overlooking the steep gradient. Finally, the majority of the walls are lined and rooms separated through brick.

The building also previously featured a further structure, located adjacent to the very north side where there is now a vacant plot (Fig. 14). It would appear, from the cartographic evidence, that this was erected in the first two decades and demolished in the final two decades of the 20th century as, during the redevelopment of the sites in the early 2000s, the structure had already been removed but was extant on the 1973 OS map.

Thus, the interior of the structure has faced significant deterioration and modification throughout the 20th century. It is therefore difficult to assess the state of condition of the internal fixtures as many of them are now in decay or have been removed (Fig. 15). Essentially, the plan form of the remaining structures and its exterior features as mentioned above are what remain of interest.

6.3 REAR DEVELOPMENT PLOT

To the west and northwest of the Corbar Hill House site (to the rear of the 'Coach House') is a steep slope which graduates up towards the old 19th-century quarry and Corbar Woods – this comprises the now vacant, yet heavily overgrown proposed development plot for further new build properties (Fig. 16). Originally, this housed the tennis court, gardens, greenhouses and further small outbuildings. As noted, the

disused quarry abuts the boundary of Corbar Hill House, while a further, larger disused quarry of the same age is sited in a field further north but not along the boundaries (see Appendix A and Fig. 36 for further details of the sites). The vacant plot is extensively overgrown with various shrubs and trees, and there is a small amount of scaffolding attached to the 'Coach House' in the area. The plot can be accessed via a sloping drive/footpath which is currently fenced off to the south of the main house and 'Coach House' (Fig. 17). As noted in the cartographic regression, the majority of the site has only housed ancillary and outbuildings – the former tennis court was located further north and will only be very lightly encroached upon by the proposed development (see Fig. 36). The majority of the development will be situated within former vacant ground/gardens. Finally, to the north of the 'Coach House', where the former extension stood, the plot here is simply redundant ground, now exposed earth illustrating the steep gradient of the land and where the former extension was built into it.

7. ASSESSMENT OF SIGNIFICANCE

Each historic asset has a unique cultural significance derived from a wide range of varying interests and perspectives encompassing not just the physical fabric of the site but also its setting, use, history, traditions, local distinctiveness and community value. Successful management or development of a site is based on protecting these various elements, foreseeing any potential conflicts of interest within them, and minimising any potential threats arising in the future.

The following section looks at just what it is that contributes to the unique significance of the development site and its setting based on a preliminary site visit and search of records in the Derby Record Office and secondary sources such as the Historic Environment Records and the National Monuments Record including the National Heritage List. This is to help assess any impact on the significance of the site and its setting, as outlined in the NPPF.

This assessment includes an assessment of the nature, extent and level of significance of the heritage asset and how this helps to understand its significance. The nature of the heritage asset is divided into archaeological, architectural, artistic or historic interest (NPPF, Annex 2).

Today the development site of Corbar Hill House comprises a much-altered residential property including the former rear extension. The building has already been assessed as being nationally important and as such is designated as a listed building being of special architectural or historic interest. The property carries a relatively low level of listing being Grade II; 90% of listed buildings nationally are listed Grade II and there are about 500,000 listed buildings in England.

The dwelling also lies within a Conservation Area. Buxton's status as a Conservation Area means that it is at least of regional importance, although there are no national criteria for designation against which it can be compared. There are over 8000 Conservation Areas in the country and these vary enormously in terms of quality of architecture, historic interest and local distinctiveness.

The Conservation Area as a whole acquires its special character from the mix of buildings, mostly 18th and 19th century, the relationship between the spa town, the River Wye and the surrounding woodland. This has given the area a rich historical background as it has developed over the centuries. Today, the architecture of Corbar Road itself consists of predominantly 19th and 20th century facades, some of which mask earlier origins. The heritage value of the area is reflected by the number and concentration of designated heritage assets evidencing the chronological development of the city from its late medieval beginnings through to the Victorian era and the spa.

Collectively, the age and developing plan form, together with the features noted above, are what contribute to the significance of Corbar Woods and Road as a Conservation Area. The street's character of large later 19th-century millstone grit revival-style villa houses on the north side had pride of place in the town; the highest locations, offering the best south-facing aspect, with dramatic views over the town and to the hills to the south. A large number of short-range views were thus created within a small area, using the topography to create points of drama. The properties are of aesthetic value and architectural interest, as well as historic value – from the inception they were part of Joseph Paxton's plan for the area and thus illustrate the development of middle class housing and streets at the end of the 19th century. In addition, particular historical and architectural value lies in the area as a planned Park, developed by the Dukes of Devonshire between the 1850s and 1880s to landscape layouts by Joseph Paxton and Robert Rippon Duke.

7.1 CORBAR HILL HOUSE

The significance of Corbar Hill House within the wider context is simple to evocate. The property's survival as a French Baroque revival dwelling deriving from the 19th and 20th centuries is of aesthetic value and architectural interest, as well as historic value – illustrating the plan form development of the domestic dwelling throughout the Victorian and Edwardian eras in the area. In addition, there are various specific features, largely the staircase, which further adds to the significance.

The survival of its form, fabric, fixtures and fittings of relatively complete nature expounds evidential value of the development of the stone-built Polite residential dwelling from the Victorian to 20th century, not only in relation to the specific building itself, but also in the wider context of Buxton, the Peak District, and the North. The majority of these features are part of the exterior facades, and it is these that are important for this report. The evidential value, however, is rather higher than with other similar buildings as more original fabric remains and, as such, 'the potential of [the] place to yield evidence about past human activity' (EH 2008, 28) is significantly retained in the overall layout and the arrangement of the surviving fabric to inform on the wider significance of the building's domestic past. Where such features do survive, the potential value is moderate given the amount of surviving features; however, many areas, particularly the interior, have been extensively renovated or refurbished in successive centuries. For example, while the listing description makes reference to the mid 19th-century construction date, it is clear that successive key additions and alterations were undertaken over the next 100 years thus removing a large majority of evidential value from the first phase of construction, yet simultaneously creating value in terms of these specific additional structures. As such, Corbar Hill House comprises various stages of much later (succession of late 19th and 20th century) additions to the west of the property. Fortunately, this lack of evidential value can be minimized, as the English Polite house is largely well understood.

Where the depth of current understanding limits the potential information gain, and therefore the evidential value, it augments the historical value, and it is this that contributes most to the overall significance of Corbar Hill House. The value of this structure as both a visible and tangible link to the past is considerable illustrating its historical value, particularly its previous inhabitants and owners who have been notable figures associated with the history and development of northern England, such as its patron, the Duke of Devonshire. Moreover, the level of the surviving plan form, fenestration and external stylistic features such as the finials, ornate pediments on the dormers and oculus windows which are rather rare to the area, provide a touchstone to understanding the varying processes of development here which can be absent from other similar Listed Buildings. These varying survivals, additions and alterations reflect the developing nature of the individual site therefore illustrating the authenticity of the place through 'visible evidence of change as a result of people responding to changing circumstance' (EH 2008, 29) and therefore have a particularly high positive impact on the significance.

The main frontages, in general, are of moderate aesthetic value and architectural interest. The specific architectural details of the façade are highlighted within the Listing description (reproduced in Appendix A) and above, and it is clear that their survival makes a substantial positive contribution to the overall significance of the building as a whole. The eastern façade, facing the lawns and gardens, possesses the highest significant contributory factor as it appears largely unaltered since its 19th-century construction with simplicity in its symmetrical scale and is to be entirely unaffected by the proposal. However, it is of moderate historical value as a typical example of the revival style Victorian country house in the north, although a welcome architectural interest given is neo-French character in a local context and area dominated largely by Georgian and 19th-century Gothic revival styles. Nonetheless, the house is an important work associated with Joseph Paxton's grand park plan for Buxton. Similarly all elevations provide historical value because they contain windows of varying ages and types and a developing linear plan form suggestive of stages in the history of the building, thus retaining some aesthetic value.

This historical value also links to the communal value and wider setting of Corbar Hill House as defined by its place within the urban context of Buxton itself, yet within the suburbs of Corbar Wood. The site, particularly the house, is deliberately prominent in the wider landscape. The long views across the east of the property over the lawns and gardens and now over the fountain, the dramatic landscape setting down to the road and across the woodland to the rear, as well as its location on the outskirts of Buxton, illustrate the importance of the frontages in maintaining the architectural coherence of the building's wider setting and context (see Fig. 7). However, there are minimal views in and out of the west elevation, given the heavy foliage planting on the hillside and the views over the hillside to rear of the property.

As the nature of the site's setting and former entrance route have not particularly changed (especially those providing views of the wild topography of the surrounding landscape and Corbar Woods), this means the experience of the aesthetic of the frontages is similar to that originally intended. The siting of the main house in relation to the Coach House and hillside as you ascend up the driveway towards it with planting screening any development around it, make a substantial contribution to its significance. The principle aesthetic value of Corbar Hill House also lies in the facades that face out into these grounds and would have been intended as a statement of architectural prestige and, less importantly, towards the former rear gardens situated at increments of the western hillside area given the greenhouses, outbuildings and also the close proximity of the 'Coach House' meaning that the rear (west) view is somewhat confined but, once again, is similar to how it was originally intended.

However, this significance has been somewhat minimised by the erection of the Wye House development to the northeast of the site. Although it is well screened, and is not immediately evident within initial framing views of the house's front (east) façade, its presence does diminish both its value and Corbar Hill House's yet, simultaneously, the varying additions and alterations reflect the developing nature of both the site and its functions as a significant residence within the town therefore illustrating the authenticity of the place. The development of the site within the context of Corbar Hill and the resulting evident plan of the site shows considerable evidential value, as well as demonstrating the distinctiveness of the region, while a distinct associative value can be ascribed to the collective group of properties, as an important group of historic buildings associated with the middle classes and their care in Derbyshire. This historic value also links to the communal value, group value and wider setting of Corbar Hill House, as defined by its place within the demonstrably suburban landscape of Buxton.

The fact that the house served as a family home until c.1860s, together with its subsequent history as a care followed by an educational facility, provides further significant historic value through a collective experience and memory bank stored within its fabric. This historic value also links to the communal value and wider setting as defined by its place within the largely suburban context of Buxton. Many people will have identified with the building and therefore have emotional ties to it, whether previous staff or residents. Subsequently, the physical and visual presence of the property represents collective memory of the past facility, and given its closure was not too long ago, a large proportion of the local and national population will still have ties to the buildings, even where this is not known.

The next contributing factor to the significance of Corbar Hill House can be described in terms of either aesthetic value or architectural interest. Externally the survival of the frontages comprise certain aspects of construction which provide the main element of aesthetic value, including the conscious design of the polite Victorian

country house, as well as the consistent use of revival styles.

7.2 'COACH HOUSE'

The significance of the 'Coach House' is also somewhat marred by successive 20th-/21st-century alterations including modern ventilation units (Fig. 18). Of the significant features still extant, these are primarily part of the exterior facades (minus a recess of a former fireplace (Fig. 19)) due to the decay of the interior while this part of the site is also not even covered in the listing description. Externally the survival of the frontages comprise certain aspects of construction which provide the main element of aesthetic value, including the conscious use of stone, ashlar lintels and sills, as well as the consistent use of the sashed window. However, they retain low significance in themselves as various phases of building are evident and they illustrate later alterations to the fabric that were made in conjunction with the changing functions of the building meaning they are of some archaeological interest, but limited architectural interest.

In addition, the attempt at continuity in terms of window style, the continual use of ashlar stone and coursed millstone, the level of the surviving plan form, fenestration, as well as the unintentional elements such as the large blocked openings crowned by heavy ashlar lintels created by the removal of the connecting passageway structures between it and the main house (Fig. 20), the alcove created by the removal of the fireplace and the linear development of the site along the boundary of the original plot, also provide further evidence of aesthetic value showing how the place has evolved and been used over time, providing a touchstone to understanding the varying processes of development here. This fortuitous aspect of aesthetic value is common to many similar Listed dwellings where the passage of time has added evolutionary value to the surviving fabric and a sense of place to its wider setting. It is also of archaeological interest for the differing phases of construction that are evident. These elements should be refurbished and retained, as necessary, in order to retain this significance.

The architectural significance of the interior is currently diminished by the later development, particularly the inserted brick walls which disrupt the original design of the symmetrically-planned building (Fig. 21). Although, as noted above, they provide evidence of the change in use of the property as a family home into various hospitals/schools throughout the late 19th and 20th century, were it not for the retained plan form, would give the appearance of a building constructed in the 20th and 21st century. These elements are therefore of moderate to low architectural interest but are of historic value.

Corbar Hill House and the Coach House therefore represent an historic aspect of the Buxton area that began over 150 years ago and has continued virtually in active use until the past decade. The significance of Corbar Hill house is undoubtedly magnified

by its character as a fine building within a suburban landscape of few surrounding or similar monuments and due to its location within such a prominent terrain on the hillside, yet stands in such contrast to this in terms of its symmetrical and formal design. Its grand facades and scale (of Victorian building) are, in fact, further proof that the house was indeed meant to be a permanent example of social status, security and power.

8. OUTLINE OF PROPOSED WORKS

The brief for this project is to undertake works employing a conservation-based approach, ensuring alterations are sympathetic to the original design with the retention and refurbishment of original features, where extant, particularly of the exterior character and design. With regards to the new development, this will, as much as is possible, also reference the style of the main listed house and remain in-keeping with the overall character of the site. Detailed plans prepared by Coda Studios Ltd can be found as Figs 27-35 with accompanying photography in Appendix B.

The current outline of proposed development has been considered and evaluated in detail over several stages and now comprises the following:

Table 1 Outline of proposed works - 'Coach House'	
Category	Summary
Retention	The substantial majority of the original structural fabric will be retained and utilised, where possible, as an example of the design of the original historic fabric. This will include preserving the overall form and detailing of all the external frontages after repair, with replacement undertaken only where necessary. Internal layouts will be retained where they can be accommodated within the constraints of the design – the majority of what is now a basic shell with brick separating walls are all to be retained. This includes the basic style of fenestration and where the openings are currently sited within the facades. For example, the large opening at ground floor level (likely where the building connected to the main house) will be retained, and French doors put in its place.
Renovation	Given the condition of much of the building there will be some renovation and repair as part of the development though, as stated above, it is intended to retain as much of the fabric as is possible.
Demolition	There will be very minimal demolition here besides the stores currently situated against the steep slope to the south of the building.
New-Build/Replacement	<p>The current Victorian sash windows will be replaced throughout. Various new timber framed windows will punctuate all elevations. These are to be vertical, three-pane sashes while the Velux windows in the western elevation of the roof will also be replaced with like for like designs.</p> <p>The western elevation will feature perhaps the most change as the exterior wall of the property will include the addition of several doors at first floor level which open out onto a new timber and metal framed balcony which overlooks the slope to the rear and on to the new blocks. These doors will be timber, as will all others within the property.</p> <p>The main new insertions are further interior separating walls on both levels in order to fully separate each into a residential unit. However, the basic plan form will not be altered and the existing walls will be retained throughout.</p> <p>In the space of the current vacant north plot, where the former extension stood, is to be a further stone built addition which will extend the property by approx. 3 meters along the footprint of the now-demolished structure in order to accommodate a ground floor master bedroom with an open roof garden above. There will be no enclosed first floor to this extension. The extension</p>

	will be comprised of natural stone to match the existing north and east elevation.
Access	<p>It is proposed that primary access will be via the current entrance directly to the car park located to the north of Corbar Hill House (which will also be renovated), in between it and the new build blocks of Wye House.</p> <p>Visual access to the property will be kept minimal in order to retain the character of the Corbar Hill area. This will be achieved via heavy screening to the north, between the extension to the Coach House and the Wye House blocks and in front of the new build block C (northwest).</p>

Table 2 Outline of proposed works – New Development	
Category	Summary
New-Build/Replacement	<p>The entirety of this property is a new development. It will comprise three blocks built into the steep gradient of the rear slope and the style will reference the collective character of the Corbar Hill/Wye House site and therefore is constructed of similar natural sandstone/millstone grit as well as blue slate roofs.</p> <p>All windows and doors are timber framed. These are to be four-pane cross-windows, square plain single panes featuring ashlar sill and lintels (in reference to the listed properties) and two-storey tripartite windows, those to upper floor segment topped with pitched gabled dormers.</p> <p>The pitched gables will feature ashlar kneelers in reference to the revival style of both the site and wider Conservation Area.</p>
Access	<p>An access road will be created to the south of the site, up the current slope adjacent to Corbar Hill House and the Coach House which currently provides access to the rear slope area. A new road will be constructed here which bends around the Coach House and allows turning space between the centre of the new blocks.</p> <p>Visual access to these new properties will also be kept minimal so that they do not detract from the primary heritage assets. This will be achieved, as noted, via heavy planting in front of the new build block C (northwest) and to its rear (north), and further screening will remain along the rear (western) boundary of the site so the earthworks of the quarry are separated.</p>

Subsequently, the proposed development entails the renovation of the 'Coach House' into 4, two-storey dwellings, while the new development will comprise 11 dwellings of 2/3 floors, allowing the buildings to step/taper to maintain the gradient of the hillside.

9. ASSESSMENT OF POTENTIAL IMPACT

The proposed development will involve creating four separate dwellings from the current single linear structure of the 'Coach House' with a small single-storey extension to the rear along with a further eleven in three new blocks. Considering the outline scheme of works, the overall judgment is the application has a largely moderate to low impact on the significance of the Listed structure.

9.1 'COACH HOUSE'

The proposals will ensure that the fabric of the Coach House structure is protected and that further deterioration will not occur. This will include the repair and re-instatement of existing features and materials (largely external) that will maintain the integrity and allow continued long-term use of a somewhat important architectural asset within the Buxton Conservation Area. The retention of the majority of the historic fabric, including the most significant identified features such as the surviving stone and ashlar frontages, fenestration and, most importantly, basic plan form, preserves the integrity of its historic value and the majority of its evidential value.

The retention of substantial amounts of original form and fabric, coupled with the 're-use' of the listed structure through renovation and redevelopment, may also substantially augment the historic value and associative elements. Firstly, the proposed changes to the exterior, including the minor extension, are intended to create a more harmonious aesthetic appearance to the facades, therefore attempting to regain the historic value of the building (Fig. 22). It is expected that the design will have minimal impact on the existing structure and will allow the surviving features within the building to remain exposed, where possible. Where any new work is enforced, it is important that the designs attempt to reference the surrounding historic fabric and form and are specifically designed to be aesthetically complementary. In some cases modern design can detract from the significance of historic buildings by causing the original fabric and constructions to appear incongruous or 'out of place'. Where high-quality sympathetic designs are implemented, however, this can have a positive impact on the aesthetic value of the original fabric, augmenting the historic architecture through contrast, as well as introducing a new design aesthetic which may come to be seen as an important architectural development in the future. Where any features are intended to be removed, they are minor elements and are being removed for the long-term benefit of the building. As with all aspects of aesthetic value this is a judgment that moves towards the subjective and introduction of any elements of more recent design into the setting of historic structures benefits from early consultation, although these appear to be very minimal.

It is expected that the design of the new extension to the north of the Coach House (via reuse of the site formerly occupied by a structure in this area) will have a minimal

impact on the existing property and will allow the surviving features of interest to remain both preserved and exposed, where possible, thus allowing visibility and transparency of the current fabric. Subsequently, considered in the context of the site as an original whole, the changes in the grain and loss of evidence of a small portion of the current interior plan form of the Coach House's/Corbar Hill House's later occupation as a scholastic institution, will have a low impact on the historic value of the site overall.

One of the key elements of significance identified above relates to the appreciation of the building within the setting of the parkland/grounds of Corbar Hill House and also the wider self-identification of Buxton. Particularly important is the house's siting on the bank of the hillside leading to the disused quarry and Corbar Woods to the west and southwest. As such, the current views encountered upon entry to the Corbar Hill House site are taken from the bottom of the hillside, and ascending up towards the main house which is framed by trees. The hillside sits behind it along with the Coach House. Currently, the view centres entirely on the main house – the Coach House is not visible until immediately adjacent to the south or north of the house (Fig. 23). An assessment of the visual setting suggests that, even with the addition of the new build blocks which will be sited upon and built into the hillside, this primary view will not change. This is largely due to the height of the main house and the gradient of the slope which allows any structures to its rear (west) to be concealed. Looking to figure 24 the steep gradient of the hill and the proposed siting of the blocks halfway up the terrain will allow them to become hidden behind the main house from the initial entrance. In addition, the proposed screening to the north of the main house, in front of block C, and further north, will allow minimal visual access to this block from the driveway. This will also serve to separate it from the Wye House blocks (Fig. 25) which, without it, could cumulatively impact on the visual setting and lower the significance of the site by overpopulating it with modern properties, thus reducing the value of the main house.

9.2 PROPOSED MODERN DEVELOPMENT

This then leads to a further point regarding the proposed modern development. While the construction of the Wye House blocks in the early 2000s to the north of the main house are precedence for further modern development in the curtilage of this heritage asset, there is concern that, together, the further new blocks will have a cumulative adverse impact, however minimal. The fear is that the site will become 'overdeveloped' and which may risk impacting Corbar Hill House's significance in a negative manner. This does not only relate to impact on the visual setting, which is of course a consideration, but that the presence of too many new blocks could overwhelm the setting of main house, causing it to look 'out of place' and thus reduce any aesthetic value, particularly, that it may have. However, given the imposing nature and size of Corbar Hill House, its distinctiveness due to its use of the French

Renaissance revival style in a town surrounding largely by Georgian, neo-Classical and neo-Gothic architecture, and the physical topography and terrain of the site which by its nature allows concealment of other structures on the site, it is felt that this adverse impact is largely minimal. The visual setting issues can also be somewhat offset by making sure significant screening is indeed planted so that the site's historical value does not become subordinate to modern development.

In conjunction, there is a small possibility that the proposed new development blocks will encroach/about part of the former 19th-century quarry earthworks (SMR 34003) located just along the boundaries of the site (see Fig. 36). A suggestion is for a watching brief to be conducted prior to commencement of any of the major work which will allow recording of any findings, will reduce the possibility of impacting the significance of the quarry site and will thus be largely beneficial.

9.3 CUMULATIVE IMPACT

The creation of the new access road to the south of the main house and coach house will also have a positive impact on the setting of both as the clearing of the bank will not only allow safer access to this side of the building and the new development once built, but will also provide a more open and fluid view across the west and southwest over Corbar Wood and the hillside (Fig. 26). The clearing of the currently overgrown and redundant western plot will also be beneficial to the site as its current state serves to minimise the surrounding aesthetic context of the heritage asset. As it previously served as rear gardens, the proposed development will be beneficial in bringing it back into use. This is also the case for the site where the former extension to the Coach House was sited as the area is also unused and thus reduces the significance of the setting.

Thus, the significance of the house has the potential to be improved by the proposed works by allowing greater visual access of the surrounding topography so that it may be better experienced within this broader suburban context which the current overgrown trees do not allow, in addition to providing the views originally intended and thus a return to the house's historic setting, minimising the links between the past and present.

The fact that the new build additional structures to the west of the site are to be constructed in a style, plan form and roof construction (pitched slope) in-keeping with the Coach House and Corbar Hill House also mitigates against the loss of significance (see Fig. 37). One of the key elements of significance identified above relates to the appreciation of the building within the setting of both Corbar Hill and also the wider self-identification of Corbar Road and Buxton as a town of high-status Victorian residential dwellings. It is considered that the proposed outline works will, on balance, positively impact on this element of significance, principally through a combination of the retention of the existing facades and interior plan of the Coach

House (see Fig. 32), the in-keeping style of the new development, an improvement of the landscape within the grounds and the inhabitation of what is currently a predominantly unoccupied and decaying building. Therefore, the loss of significance acquired through the proposed new development is outweighed by the positive impacts of redeveloping a vacant and overgrown plot of land in addition to conserving the surviving fabric of the Coach House thus preserving the historic value of the Listed building through retention of all major surviving elements, whether internal fixtures or structural fabric. The reuse of the building and the conservation of extant fabric will bring back a significant building in Buxton's heritage into a fitting use.

The harm or loss is therefore deemed to be less than substantial as it is outweighed by the considerable benefit of bringing a significant portion of the site back into substantial use, in addition to ensuring that there is a sustained future income to the facility that will allow funding for future maintenance work as well as providing additional housing for the local population which would positively impact on the property, setting and its context.

APPENDIX A: LIST OF HERITAGE ASSETS

Name: JOHN DUNCAN SCHOOL WYE HOUSE, CORBAR ROAD

EH IUD: 1259375

Date Listed: 31 January 1997

BUXTON

SK07SE CORBAR ROAD 616-1/2/30 (North West side) John Duncan School, Wye House

GV II

Formerly known as: Corbar Hill House CORBAR ROAD. Also known as: John Duncan School CORBAR STREET. Detached house. Late C19, minor C20 addition. Reputedly built for Ryder family. Rock-faced millstone grit with ashlar dressings. Mansard pavilion roofs of Westmoreland slate with stone stacks. STYLE: French Chateau. EXTERIOR: 2 storey plus attic. Plinth, ground floor lintel band, first-floor sill band and moulded eaves. Symmetrical 7-window front with taller 3-light central section. Central doorway in moulded ashlar door surround with double half-glazed 6-panel doors and above a segment headed plain sash in moulded ashlar surround topped by oval dormer with ashlar surround. Either side slightly projecting 2 storey tripartite plain sashes, those to upper floor segment headed topped with pavilion roofs and moulded ashlar gabled dormers with 2 sashes. Beyond set-back sections single plain sashes in moulded ashlar surrounds, those to upper floor segment headed. Either side single 2 storey canted bay windows with plain sashes, those to upper floor segment headed, both outer bays topped with oval dormer windows in moulded ashlar surrounds. Returns have similar 2 storey canted bay windows, and plain sashes. INTERIOR: original staircase remains, and also some plasterwork. Built as Corbar Hill House, this building is not to be confused with Wye House (now Cavendish School and not included) built by Henry Currey 1862, also on Corbar Road.

Listing NGR: SK0552474159

Name: Corbar Woods Quarry, Corbar Road, Buxton

SMR Number: 31194 - MDR13836

Disused sandstone quarry shown on the 1st edition 25" Ordnance Survey map of c. 1880.

NGR: SK 0552 7437 (106m by 119m)

Name: Former quarry, northwest of Corbar Road, Buxton

SMR Number: 34003 - MDR14104

A former quarry that was active in the late 19th century. Still visible as an earthwork.

NGR: SK 0545 7424 (88m by 77m)