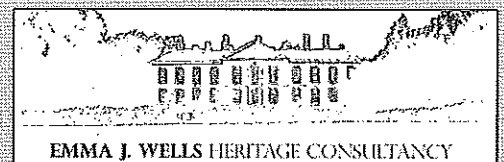


Corbar Hill/Wye House, Buxton HERITAGE STATEMENT

July 2013
Project Ref: WH1301-001





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Figure 1 Location of Corbar Hill/Wye House, Buxton.

I. INTRODUCTION

This Heritage Statement was commissioned by LPC Living to make an assessment of the potential effects of a scheme of renovation and development on the former rear extension (referred to/marketed as the 'Coach House') of the Grade II Listed property Corbar Hill House (the new build properties to the east of the site are now referred to as Wye House), as well as further new development to the rear (west) of the site. The report first considers the significance of the heritage asset comprising the listed building, its current setting and relevant component elements, before going on to consider the potential effects of the proposed works on that significance, with the intention that it should inform and underpin this process of change.

1.1 REASON FOR THE REPORT

This assessment has been prepared to support a proposed outline scheme of development at Corbar Hill House, Buxton. The proposal entails renovation/conversion and development work to the existing extension building (once connected to the main house) into 4 dwellings and development to the rear comprising 11 new dwellings of a combination of 2/3 floors. The main house (Corbar Hill) is not included in the development proposal but the former rear building is still classified as part of the Listed site as it was previously connected to the main building when the site was designated in 1997. The demolition of the connecting structures between it and the main house were not carried out until 2002, thus the listing supersedes the demolition. The process undertaken is an assessment of the various component parts of the significance of the Listed Building and a brief assessment of how the proposed development may impact upon that significance.

In accordance with Paragraph 128 of the NPPF (March 2012), and in line with advice and recommendations given by Harrogate Borough Council, the purpose of the report is to assess the significance of the heritage asset to be affected and the impact of the proposed development to the structure in accordance with the requirements of national and local planning policy and to professional standards as set out by English Heritage and the Institute for Archaeologists (2008). It has been produced to comply with this policy framework and with current English Heritage guidance, including *Conservation Principles* (2008) and *The Setting of Heritage Assets* (updated 2015).

1.2 AUTHORSHIP

This Heritage Statement was prepared by Dr Emma J. Wells, Heritage Consultant of Emma J. Wells Heritage Consultancy. Emma provides specialist advice and services focusing on historic buildings, their conservation and other elements of the historic environment. Emma has over ten years experience of researching historic buildings throughout the UK, in both the private and public sectors. She is a Practitioner of the IfA and an Affiliate member of the IHBC.

2. POLICY AND GUIDANCE FRAMEWORK

2.1 LEGISLATION

Key national legislation that applies to the consideration of cultural heritage within development and the wider planning process is set out in Table 1 below:

Title	Key Points
Ancient Monuments and Archaeological Areas Act 1979 (amended by the National Heritage Act 1983 and 2002)	Scheduled Monuments, as defined under the Ancient Monuments and Archaeological Areas Act (1979), are sites which have been selected by a set of non-statutory criteria to be of national significance. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. Any works, other than activities receiving class consent under The Ancient Monuments (Class Consents) Order 1981, as amended by The Ancient Monuments (Class Consents) Order 1984, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering-up a Scheduled Monument require consent from the Secretary of State for the Department of Culture, Media and Sport.
Planning (Listed Building and Conservation Areas) Act 1990	Buildings of national, regional or local historical and architectural importance are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting. In addition, it states that special attention should be made to preserving or enhancing the character or appearance of a conservation area. A number of more recent pieces of legislation, most recently the Enterprise and Regulatory Reform Act 2013, have amended specific provisions and the application of certain passages, though the overall level of protection always refers back to the 1990 act.
The 1949 National Parks and Access to the Countryside Act	The site is within a National Park, and the statutory purposes of this designation are: <ul style="list-style-type: none"> - to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and - to promote opportunities for the understanding and enjoyment of the special qualities of the National Park.

2.2 POLICY

2.2.1 National

The principal instrument of national planning policy within England is the National Planning Policy Framework (NPPF) (CLG 2012) which outlines the following in relation to cultural heritage within planning and development:

Table 2 Key passages of NPPF in reference to the proposed development

Paragraph	Key Points
7	Contributing to protecting and enhancing the historic environment is specifically noted as being a part of what constitutes 'sustainable development' – the 'golden thread' which, when met, can trigger presumption in favour.
17	A core planning principle is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for the contribution to the quality of life of this and future generations'.
128	During the determination of applications, 'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'. This information should be proportionate to the significance of the asset and only enough to 'understand the potential impact of the proposal on their significance'. The normal minimum level is expected to be a desk-based assessment of proportional size 'and, where necessary, a field evaluation'.
129	Paragraph 129 identifies that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
131	Paragraph 131 highlights the importance, in determination of applications, of three key areas: 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness'.
132	It is noted that significance – the principal measure of inherent overall heritage worth – can be harmed or lost through development within its setting. Heritage assets are an irreplaceable resource and any adverse effects require 'clear and convincing justification' relative to the significance of the asset in question.
133-4	Paragraphs 133-134 deal with the concepts of harm to designated heritage assets and introduces the balance of substantial to less than substantial harm. Where there is substantial harm or total loss of significance then consent can only be given where substantial public benefits outweigh this harm, or where a series of tests can be met relating reasonable and viable use of the site. Where harm is less than substantial then this harm is weighed against public benefit.
137	Paragraph 137 highlights the positives of development within Conservation Areas and within the setting of heritage assets enhancing or better revealing significance, and states such proposals should be treated favourably.
138	Paragraph 138 confirms that not all elements of Conservation Area make equal contributions to the overall significance of the area.
141	In paragraph 141 amongst other matters it states that planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

2.2.2 Local

Under planning law, the determination of an application must be made, in the first instance, with reference to the policies of the local development plan. For the

proposed development this is the High Peak Borough Local Plan Saved Policies Schedule (adopted 2008).

Table 3: Key passages of the High Peak Borough Council Local Plan in reference to cultural heritage	
Policy/ Paragraph	Text
Saved Policy 20 BC5 - CONSERVATION AREAS AND THEIR SETTINGS	<p>Within Conservation Areas and their settings planning permission will be granted for development, including extensions, alterations and changes of use, provided that:</p> <ul style="list-style-type: none"> the use, siting, scale, detailed design, external appearance and landscape treatment of the development will preserve or enhance the special architectural or historic character or appearance of the area; and important buildings, open spaces, views, trees, walls and other natural and man-made features which positively contribute to the special architectural or historic character or appearance of the area will be protected from harmful development.
Saved Policy 22 BC7 - ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS	<p>Planning Permission will not be granted for alterations or extensions to Listed Buildings, unless:</p> <ul style="list-style-type: none"> the historic form, character and structural integrity of the building will be retained; and architectural or historic elements which contribute to the special architectural or historic character of the building will be retained; and the proposal will respect the special architectural or historic character of the existing building in terms of its scale, design, external appearance and detailing; and <p>Facing materials, installed and finished in a manner which match the original or existing materials, will be used</p> <p>Conditions will be attached to any consent requiring that the features which will be destroyed are suitably recorded.</p>
Saved Policy 23 BC8 - SETTINGS OF LISTED BUILDINGS	<p>Planning Permission will not be granted for development which would materially harm the setting of a Listed Building in terms of its special architectural or historic character due to its use, scale, size, siting, detailed design, external appearance or illumination.</p>
Saved Policy 25 BC10 - ARCHAEOLOGICAL AND OTHER HERITAGE FEATURES	<p>Planning Permission will not be granted for development which is likely to result in harm to a Scheduled Ancient Monument or other nationally important site, its setting or amenity value.</p> <p>Elsewhere, Planning Permission will be granted for development, provided that:</p> <ul style="list-style-type: none"> there will not be a significant adverse effect upon other known archaeological or heritage features, including Buxton's area of archaeological interest as defined on the proposals map

	<p>Where proposals will affect a feature or an area of archaeological interest, they will, where appropriate, include an archaeological evaluation of the site and a statement demonstrating how it is intended to satisfactorily accommodate or preserve the archaeological or heritage features.</p> <p>Where Planning Permission is granted, conditions will be imposed, and/or planning obligations sought, to ensure that:</p> <ul style="list-style-type: none"> • archaeological or heritage features are recorded and retained intact in situ; or • where this is impractical, archaeological or heritage features are appropriately excavated and recorded, prior to destruction by development.
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2.3 GUIDANCE

2.3.1 National

During the assessment and preparation of this document, the following guidance documents have been referred to, where relevant:

Document	Key Points
Conservation Principles, Policies and Guidance (EH 2008)	This document sets out the guiding principles of conservation as seen by English Heritage and also provides a terminology for assessment of significance upon which much that has followed is based.
Principles of Selection for Listed Buildings (DCMS 2010)	Whilst not relating to Listed Building Consent specifically, this guidance effectively sits as an annex to the 1990 act providing the principles of selection for listing. These are expanded below in the methodology section.
The Setting of Heritage Assets (EH 2015)	This document represents the latest statement by English Heritage as to best practice for the assessment of potential effects of development upon the setting of heritage assets. It provides a loose framework for this assessment, and is normally held to be industry best practice. It advocates a staged process of assessment outlined in the appropriate section below.
National Planning Practice Guidance (NPPG) (CLG 2014)	The Department for Communities and Local Government (CLG) released the guidance to NPPF in March 2014 in a 'live' online format which, it is intended can be amended and responsive to comment, particular as case law develops in relation to the implementation of NPPF. In relation to cultural heritage the NPPG follows previous guidance in wording and 'keys in' with, in particular, extant English Heritage guidance documents.

3. METHODOLOGY

3.1 COMPILATION OF SOURCES

The following tasks were undertaken as part of this heritage statement:

- Consultation of local authority Historic Environment Record and local archives
- Consultation of all appropriate desk-based and online resources including National Heritage List for England
- Site visit to establish ground conditions and assessment of potential effects
- Synthesis of sources consulted and preparation of this heritage statement.

3.2 ASSESSMENT OF SIGNIFICANCE

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of the development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset:

Source	Significance Criteria
Conservation Principles, Policies and Guidance (English Heritage 2008)	This document highlights four 'values' contributing to significance: <ul style="list-style-type: none"> • Evidential • Historic • Aesthetic • Communal
NPPF (CLG 2012) PPS5 (cancelled) (CLG 2014)	The now-cancelled PPS5 and its associated Practice Guide required the assessment of significance based upon four 'interests' and their relative 'importance'. This terminology of significance has been transferred wholesale to NPPF, and the four 'interests' are still a useful way of articulating certain aspects of the significance of heritage assets: <ul style="list-style-type: none"> • Archaeological • Architectural • Artistic • Historic
Principles of Selection for Listed Buildings (DCMS 2010)	This document sets out the considerations and principles for selection for Listed Buildings, effectively outlining the key characteristics of significance as relevant to the process. The criteria are: <ul style="list-style-type: none"> • Statutory criteria: <ul style="list-style-type: none"> ○ Architectural Interest: 'To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or

	<p>virtuosity) and significant plan forms’.</p> <ul style="list-style-type: none"> ○ Historic Interest: ‘To be of special historic interest a building must illustrate important aspects of the nation’s social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing’. • General principles: <ul style="list-style-type: none"> ○ Age and rarity ○ Aesthetic merits ○ Selectivity ○ National interest ○ State of repair.
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3.3 ASSESSMENT OF SETTING

As outlined in *The Setting of Heritage Assets* (English Heritage 2015) and largely reiterated in the over-arching *National Planning Practice Guidance* (CLG 2014), setting is defined as ‘the surrounding in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral’ (English Heritage 2015, 2). Once the significance of a heritage asset is established, and the contribution that setting makes to that significance, it is possible to assess how the proposed development may change that setting, and therefore its contribution to significance. This change can also be positive, negative or neutral.

The changing nature and mutability of setting is acknowledged in its definition, and therefore an assessment of setting can only consider its current contribution to significance. It is not appropriate to ‘second-guess’ future changes to the setting beyond the potential effects of a proposed development or associated mitigation and off-setting, as this would render an objective assessment meaningless. This axiom also helps resolve an apparent contradiction within guidance (EH 2015) which states that ‘setting ... is the surroundings in which a heritage asset is experienced’ and also that ‘while setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time’.

3.4 ASSUMPTIONS AND LIMITATIONS

Data and information obtained and consulted in the compilation of this report has been derived from a number of secondary sources. Where it has not been practicable to verify the accuracy of secondary information, its accuracy has been assumed in good faith. The information accessed represents a record of known assets and their discovery and further investigation. Such information is not complete and does not

preclude the future discovery of additional assets and the amendment of information about known assets which may affect their significance and/or sensitivity to development effects. All statements and opinions arising from the works undertaken are provided in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

4. HISTORY AND DEVELOPMENT

4.1 GENERAL OVERVIEW

Buxton is located in the northwest of Derbyshire, 3 miles from the county boundary with Cheshire and only 2 miles from the boundary with Staffordshire. Known as the highest town in England at a height of over 1000 feet, it grew in fame primarily as a spa town, a result of the thermal springs beneath the Crescent. The famous Buxton water comes from the outlets of a subterranean reservoir where the water has lain for many years, before it comes to the surface at a constant temperature of 82°F.

The earliest evidence for human occupation in Buxton is to the west of the town at Lismore Fields (just outside the Central & Park Conservation Areas). This site is a scheduled ancient monument and the location of a Mesolithic (c.6000BC) settlement and succeeding Neolithic village (c.4000-3500BC) with the remains of recognisable structures. There are also a number of barrows and Bronze Age burial mounds in the area around Buxton and it was thought that there was a barrow on the site of 'The Slopes' but all evidence was destroyed when they were re-landscaped in the 18th century. There is no evidence of prehistoric settlement in the core of Buxton, although the origins of the Roman name 'Aquae Arnemetiae' (first identified in the Ravenna Cosmography) are rooted in a pre-Roman religious cult centred on the natural hot and cold springs rising alongside the River Wye which threads through the valley. The cult was dedicated to the worship of a Celtic goddess, the goddess of the Grove, (Arnemetae being her Roman name) and it was a recognised cult of early British people. The only other Roman place name in Britain with the title Aqua (meaning waters) was Bath (Aquae Sulis). Buxton and Bath are the only places in Roman Britain with thermal water to have been used by the Romans for a bathing complex. Unlike Bath, the precise appearance of the Roman baths at Buxton is hidden and probably destroyed, but were said to have been built in 80AD, underneath The Crescent and The Old Hall Hotel (CAA 2008, 10).

The next surviving written reference to Buxton derives from the beginning of the 12th century. It is first recorded as Buckestanes on a foundation charter for land given by William Peverel to found Lenton Abbey in Nottinghamshire. The derivation of the name is not clear. It either originates from bŭg-stān - 'rocking stone(s)' or bucc, stān - buck stone(s) (a reference to the medieval hunting forest). There was a mill recorded at Buxton in the early 13th century.

The use of the water for healing and its medicinal properties continued throughout the medieval era with St Anne's Well, a holy well, documented by the mid 15th century. St Anne, like the Virgin Mary (Anne was her mother), was venerated for her healing powers and was linked with wells from the 12th century. Eventually, as with many sites of pilgrimage, a chapel was established alongside the well, to enable pilgrims to pray and leave devotional offerings (CAA 2008, 11). Buxton has remained

popular with pilgrims who wanted to take the waters for rheumatism and one such famous visitor who benefited from the springs was Mary, Queen of Scots who suffered badly from the disease.

Nothing of the layout of medieval Buxton is known, with any certainty, and our assessment is based largely on the earliest map of the town (1631) and comparison with later maps. The 1631 map clearly shows that the main part of the settlement is on the higher land in the area around the current market place, and known from the second half of the 19th century as Higher Buxton. The precise location of the Roman roads is not known, but the evidence suggests that several roads from the west, north and south converged on the town and probably continued to have an important presence throughout the medieval period (CAA 2008, 11).

The Old Hall Hotel was originally Buxton Hall and was built in 1550 for the 6th Earl of Shrewsbury, George Talbot. He was married to Bess of Hardwick and the hall was situated right over a natural thermal spring. A hexagonal letterbox can still be seen today, the only one of its kind, and erected in 1867.

Until its expansion in the late 18th century, the town was also a focal point for trade, being right next to the boundary with three counties and drawing it in from a wide area of upland Derbyshire and Staffordshire. The old part of the town was concentrated around the market place, which continued to have an important role in the 19th century although, eventually, the commercial focus of the town moved from Higher Buxton down to Spring Gardens, in the 20th century (CAA 2008, 1).

Buxton was largely developed through a significant amount of investment by the principal landowner, the Dukes of Devonshire, from the late 18th century through until the beginning of the 20th century. The dominance of one family, with a select group of architects and agents, has had the most significant impact on the character of the town, the quality of the infrastructure (parks, and public spaces and public buildings) and the architecture. This included the construction of The Crescent between 1780 and 1789 and the Great Stables, two new bridges, St Anne's Well, The Square and the new church of St John's. The Duke also pumped money into the refurbishment of other inns and lodgings. However, after the death of the 5th Duke in 1811, there was little building work within the town until the 1850s. It was probably during this period that the first rows of commercial properties were built along the north side of Spring Gardens, with others capitalising on the success of the Duke's speculative investment.

The street names create a continual reminder of Buxton's Devonshire Estate roots and are a major part of its historic identity – Holker, Carlisle, Burlington, Cavendish, Compton, Hardwick, Lismore, Spencer, Devonshire. These were primarily named by the Devonshire Estate using the family names or names from their other estates and

landholdings in England. There are a few exceptions, which were based on older names – Hall Bank, High Street, Market Place, South Street and Bridge Street – or names of prominent townspeople such as Dr Robertson, Buxton's foremost water physician.

Between 1848 (the date of the Tithe map) and 1879 (the date of the first Ordnance Survey map) the town underwent the most prolific and radical amount of development under the 6th & 7th Dukes of Devonshire. This thirty-year period represents the main phase of development within the conservation area. From 1848 to 1859 there were several large houses built within The Park, the Quadrant was built and Hardwick Street was developed. By 1879 large areas had been completely developed on 'greenfield' sites – Devonshire Park and the whole of the hillside between Higher Buxton (the market place) and the houses running along Broad Walk. The estate looked far ahead in setting out roads and developing public parks (CAA, 2008, 14).

The Pavilion Gardens are the home of the spa waters swimming pool and the Pavilion itself, a glass and iron structure, built in 1871, carefully restored to maintain its Victorian ancestry and houses a variety of native and tropical plants. The Serpentine Walks have been a feature of Buxton for many years and were originally landscaped by Joseph Paxton in the 19th century. The Pump Room, which faces the Crescent, was built in 1894 and thermal water was served up here right up until 1981. Now it is possible for the public to get Buxton water from the well at the side of the Pump Room, St Anne's drinking fountain which is decorated at well dressing time.

The decline of the town in the post war years of the 20th century, emphasised by the closure of a number of the largest buildings, culminated in 2000 with the closure of the Devonshire Royal Hospital. However, this chapter in the town's history appears to be coming to an end as a public sector heritage led regeneration programme has seen considerable investment in the town's historic buildings and parks. The same programme has also been linked to the town developing in new directions with the former Devonshire Royal Hospital being converted into a new University campus and proposals for a new hotel and spa based in the Crescent, Natural Baths and Pump Room.

Thus, the form and look of the town centre was therefore firmly established by the end of the 19th century and much of the town's architectural heritage is Georgian and Victorian in origin (Gillespies/Locum Consulting 2009, 12).

In 1887, John Bartholomew's *Gazetteer of the British Isles* described Buxton as the following:

Buxton.-- watering-place, market town, and township, Bakewell par., N. Derbyshire, 36 miles NW. of Derby and 163 miles NW. of London by rail – township, 1823 ac.,

pop. 4110; town, pop. 6025; 2 Banks, 5 newspapers. Market-day, Saturday. The town is finely situated in a valley, 1000 ft. above sea-level, and is remarkable for its dry, bracing climate. It has long been famous for its mineral waters, which were known to the Romans. The springs supply hot and cold water, though only a short distance apart. The average temperature of the hot springs is 82 Fahr.; they discharge about 60 gals. per minute. There are excellent hotels and the various establishments that are to be found in a favourite watering -place. In the vicinity is Diamond Hill, so named from its abundance of quartz crystals; also, Poole's Hole, a remarkable stalactite caver.

4.2 DEVELOPMENT OF CORBAR

Buxton is overlooked by two landmarks. Firstly, Grinlow Tower on top of Grinlow Hill, 1441 feet above sea level and known locally as Solomon's Temple, and, on the other side, stands Corbar Hill, 1433 feet above sea level. On top of that is Corbar Cross, a tall modern cross originally given to the Roman Catholic Church by the Duke of Devonshire in 1950 to commemorate the Holy Year. It was replaced in the 1980s and in 2010 – during the visit of Pope Benedict XVI, it was cut down as a protest against a long history of child use of the Catholic St William's school in Market Weighton, Yorkshire. The Buxton ecumenical group Churches Together organised several benefactors who replaced the cross with a smaller one in May 2011.

Corbar Hall is the family home of the Bowen family and was built in 1862. It was converted to a hospital in the 1950s and is now an office. It is a Victorian-style mansion originally built as a larger house, which had a billiard room and joined the main house to the servants' quarters (Buxton 2015).

In the early Victorian period when Buxton was being developed by the 6th Duke of Devonshire, Corbar Wood was developed as a visitor attraction by laying out broad walks, rustic bridges, seats, shelters, and viewpoints, supervised by Sir Joseph Paxton, the Duke's head gardener, engineer and architect. Nothing remains of the rustic bridges and summerhouses (BCA 2013).

Corbar Road, which was developed as part of Paxton's Park, has similarly informal boundaries of mainly hedgerows with low boundary walls in places. The villa houses on the north side of Corbar Road 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. This area was developed early on (1850s) and the sites of the three main houses on the north side of the street were identified in the same locations on Paxton's plan.

Three large houses were built on the north-west side of Corbar Road and deliberately set back within each plot: Corbar Villa (now Corbar Hall), Northwood and the proposed development site, Corbar Hill House:

- Corbar Hall is a classical Italianate villa of the mid 19th century, designed by Henry Currey and very typical of his style with broad overhanging eaves and asymmetrical plan,
- Northwood is an eclectic mix of the original Gothic Revival building (with a castellated porch and two-storey bay, raised coped gable and a double-height bow window with pierced parapet) and later additions that have an early 20th century Arts & Crafts influence, such as hanging tile,
- Wye House (now Corbar Hill), which looks slightly like a French chateau (Second Empire Style) (CAA 2008, 91-2).

4.3 DEVELOPMENT OF CORBAR HILL HOUSE

Located high above the town of Buxton in an elevated position at the summit of Corbar Hill and on the edge of Corbar Woods, the property is centred at SK0552474159. It is situated on the edge of a built-up area, backing onto the Wood, less than a mile from the town centre.

Corbar Hill House was constructed in 1850 at the height of Buxton's development as a spa town when such palatial residences were springing up as signs of wealth and importance. With the concept that the higher up the hill the grander the house, Corbar Hill House sits at one of the highest elevated positions along Corbar Road. As noted above, Corbar Road was developed as part of Paxton's famous Park with the villa houses on the north side of the road being the most prestigious and well positioned having south facing elevations.

Appearing like a French chateau on a sylvan slope, Corbar Hill House is an architecturally symmetrical property, the style of which has been lightly copied into the new development of Wye House to the east. Several of the finest Victorian buildings in Buxton share similar architectural features including domes, turrets, pinnacles, gables and finials.

It is believed that the construction of Corbar Hill House was financed by the then Duke of Devonshire for the Ryder family, and there is an interesting crest to be found carved in stone above the main door.