

HERITAGE STATEMENT

PREPARED IN RELATION TO PROPOSED REPAIR AND
RESTORATION OF BAGSHOT HOUSE
3 HARDWICK, MOUNT BUXTON

Kia Properties
3 Hardwick Mount
Buxton
SK17 6PP

1.0 Introduction

1.1 Silson Planning Services (SPS) has been instructed to prepare a Heritage Statement to support an application for Planning Permission for two aspects of the restoration work on the above property following an extensive fire in 2017.

1.2 The majority of the work needed to restore the house did not require planning permission, being like for like repair or replacement.

1.3 There are two items however that are regarded by HPBC as needing planning consent. These are

- (i) the introduction of two new Conservation grade roof lights into both the front and rear roof planes
- (ii) finishing the ridge of the roof, which was previously clay ridge tiles, in lead.

1.4 These works have been already undertaken as part of the restoration, so their impact can be assessed as a matter of fact.

2.0 Heritage Assets

Listed Buildings

2.1 There are no listed buildings in the immediate vicinity of the site. The map on the following page is an extract from the Historic England map-based LB search.

2.2 The Listed Buildings shown are all at considerable distance, > 100m, from the site. There is no visual connection due to intervening buildings including the modern developments of Haddon Court, opposite the site of Bagshot House. There would be no impact of any kind on the setting of any of these listed buildings.

The Buxton Hardwick Conservation Area

2.3 A Conservation Area Appraisal has been produced for the Hardwick Conservation Area. It is reproduced as Annex 1, with the relevant text highlighted ¹

2.4 It identifies the main features that give rise to the character of the area. They are:

- villa style housing, as substantial detached and semi detached buildings
- street trees
- consistent materials, including boundaries
- glimpsed views in /out of the area including to local landmarks as a result of the sloping valley side

2.5 None of these are affected in any way by the proposals. The character and appearance of the of the Conservation Area, which is what the law requires to be considered, remains unchanged.

¹ Text only, without imagery which as this was not captured by the Copy function. The relevant sections referred to in this Statement are highlighted in the text in Annex 1.

Listed buildings in the vicinity of the site ▲



2.6 There are changes to two matters of detail of the house.

- (i) the introduction of additional roof lights into the roof
- (ii) the treatment of the ridge

2.7 The house is not listed, and there is no reason to treat it as if it were. There is a hierarchy of protection to be afforded to heritage assets that reflects the relative importance of the asset concerned and the magnitude of the change proposed.

2.8 In this case, the asset is the character and appearance of the Conservation Area, rather than the individual building, and the changes are minor.

3.0 The Proposals

3.1 At issue in this application are four new roof lights in addition to the two that already existed before the fire, and the treatment of the ridge.

3.2 The proposed roof lights to the rear of the property are, I understand, not opposed by HPBC officers. This reflects the general line taken with roof lights in respect of front and rear roof planes which are regarded as facing public and private space respectively.

3.3 In this case, however, due to the combination of the height of the building and the fall in levels of the land to the front of the house, the front facing roof plane is only visible at a very shallow angle from the public space in the immediate vicinity. This restricts the view of the roof lights to the bottom edge of the frame. As this is the same colour as the slate roof it is barely distinguishable. See photographs in Annex 2.

3.4 A view of the roof plane is available from Station Road on the other side of the Wye valley. This is a distance in excess of 250 m. The mass of the Springs Centre in the immediate foreground dominates the view and prevents longer distance views of much of the town beyond. A view is available over a short section of Station Road opposite the station car park. The house is, however, distant and is seen against a backdrop of other buildings on the higher ground to the south of the site and through intervening trees, which are one of the characteristics of the Conservation Area.

3.5 The roof lights are not discernible in this view from the public domain as the photographs in Annex 2 demonstrate. They have no adverse impact on the appearance or character of the conservation area.

The Ridge

3.6 The choice of lead as a way of finishing the ridge was based on three considerations.

(i) a significant number of the existing ridge tiles were damaged in the fire and would have needed supplementing with new tiles. This inevitably would have been obvious as a repair, with a heritage deficit.

(ii) lead is regarded as durable, especially in the Buxton climate, with less need for regular maintenance which would be a substantial expense on a roof of this scale and height

(iii) Lead is as an appropriate and high value heritage product. It is frequently found throughout the conservation areas in Buxton.

4.0 Conclusions

4.1 The heritage outcome of these proposals is clearly positive in that the building is being restored to a high standard and in character.

4.2 All the significant elements of the building – mass, form, materials, door and fenestration details – are faithfully retained and conserved. The changes that are proposed can be regarded as details.

4.3 The roof lights that have caused the concern, to the front plane of the house, are not visible from the public domain. They are not, as such, capable of having an injurious impact on the character or appearance of the CA. They do, however, make the roof space viable for bedroom / bathroom accommodation the value of which underpins the substantial repairs have been required to bring about the effective conservation of the property.

4.4 Effective conservation recognises the essential relationship between expenditure and value when dealing with heritage assets that require investment in order to give them a viable future.

4.5 Lead is an appropriate, heritage material which is associated with buildings of this age and size. The CA appraisal underlines the fact that there is no single builder or building style evident in the Hardwick CA with much variety within the unity created by scale, the villa style of property and the consistency of materials used.

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The main characteristics of this character area are;

- The landmark Trinity Church tower is a focal point in many views
- Large detached and semi-detached houses with glimpsed views between of local landmarks
- Long panoramic views looking north from the brow of the hill at Holker Road and Hardwick Square South
- Tree-lined avenues

No impact on the above key characteristics from the proposals

The early development of this area comprised mainly villa housing surrounding an open green, edged with railings, and was known as Hardwick Terrace and **Hardwick Street**. Large trees now dominate this space and it no longer functions as a public green. The character has also changed with the loss of several of the villas. The trees now mask the modern buildings of Haddon Court.

Along Hardwick Street commercial buildings line the street following a gentle curve, leading on to Spring Gardens. Even the commercial buildings have the character of villa housing and may have been designed with upper floor lodgings in mind as an additional income. There are two particularly distinct groups of buildings on Hardwick Street – one group which straddles Spring Gardens, built from pink gritstone with buff stone dressings, white, bracketed timber eaves and upper storey bay windows, and another group facing the green that has a very unusual alliance of pink gritstone with yellow (Gault) brick dressings. Sadly, one of these has been completely degraded by painting in brown masonry paint. A few slightly older buildings sit alongside these.

Within the area surrounding **Hardwick Square**, the streets were quite narrow, compared with others laid out in the town at the same date. Avenues of street trees along the east and west sides of the street have grown to envelope many views of the buildings and the area is characterised by confined views dominated by the tree canopy and glimpses between the buildings of landmarks, to the west in Higher Buxton – the Town Hall, Buxton Museum & Art Gallery and the Catholic Church, to the east - the tower of Trinity Church.

The villas have some very subtle differences such as half-hipped roofs (Bank House) and wide overhanging bracketed eaves (Trinity Parsonage) but there is no single designer or builder that marks them out.

They are unified by the use of stone and the consistent boundaries. The detached and semi-detached villas largely retain their original boundaries, with entrances marked by carved gritstone gateposts.

No impact on these key characteristics from the proposals

Annex 2

Photographs

Photographs February 2018

This is the view from the public domain on Station Road, opposite the Station itself.

The distance together with intervening buildings and trees prevent the house from being distinguished.



This photograph was taken with a 600mm lens, the equivalent of binoculars.

The roof lights are just visible through the bare branches of the trees.

Once in leaf the trees will fully screen this view of the roof.

The roof planes and gables of the buildings to the rear are a further attractive distraction away from the roof lights even with binoculars.





In this photograph, taken from the car park of Haddon Court, the edge of the roof lights are just visible, but hardly intrusive. Nearer the building the view of the roof is lost. Further away, down the foot path towards Spring Gardens, the fall in the ground denies a view of the roof.

These roof lights have no effect on the character, appearance or quality of Bagshot House. The restoration of the building has been undertaken to a high standard using appropriate materials and fenestration. It has made a significant positive impact on the quality of the Conservation Area.