



**Buckingham Hotel
Burlington Road
Buxton
SK17 9AS**

**Heritage Statement
Including Design and Access Statement**

April 2018



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Front Cover – Extract from OS Map 1879

Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps

1 Executive Summary

MOLA is instructed by Stoon Barar to prepare a Heritage Statement incorporating a Design and Access statement in relation to resubmitted proposals to replace The Buckingham Hotel with a new hotel with ancillary facilities and sub-ground parking. The revised proposals are as described in the following statement, drawings and other reports submitted in support of the application.

This desk-based study assesses the possible impacts of the proposed development on built heritage assets in the vicinity of the site. Although below ground heritage assets (historic structures) are not discussed in detail, they will have been noted where they assist in the archaeological interpretation of the site.

The statement includes design and access information supplied by Nicholas Boyarsky of Boyarsky Murphy Architects (BMA) The Design and Access Statement includes all of the technical reports that support the application as appendices.

Overall, we would consider that the proposed replacement of the existing hotel with a new building will constitute a sustainable development, in a sustainable location and therefore, in planning terms, should have the benefit of a presumption in favour of development.

In terms of heritage (and with particular reference to the NPPF 2012¹), we have:

a. Identified and assessed the particular significance of heritage assets that may be affected by a proposal (including by development affecting the setting of a heritage asset).

Built heritage assets in the vicinity comprise:

- The Buxton Conservation Area – an asset of HIGH significance*
- The Serpentine, a Grade II* Registered Park and Garden – an asset of VERY HIGH significance - the proposed development is notionally within its setting*
- Buckingham Hotel – and undesignated asset of LOW significance*

b. Taken account of:

- 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.*

c. Found that the development will not lead to substantial harm or total loss of high significance of the designated heritage asset The Buxton Conservation Area.

d. Found that the development will lead to less than substantial harm to the high significance of the designated heritage asset of Buxton Conservation Area, weighed this against the public benefits of the proposal, including securing optimum viable use and found the balance to be in the positive.

e. Found that the proposed development in its setting will not lead to harm or loss of the very high significance of the designated heritage asset The Serpentine Walk RPG. The impact will be neutral.

f. Considered that the effect of the proposal on the low significance of the non-designated heritage asset The Buckingham Hotel and found that a balanced judgement needs to be made

¹ The NPPF 2018 review is currently out to consultation.

and that balance is in favour of the proposal. (Para 135).

We consider that the act of demolition of the Buckingham Hotel amounts to a negative physical impact for the building but, effectively, a neutral impact on the significance of the Conservation Area. The replacement building would amount to a minor positive impact, by virtue of maintaining and improving the vitality of the area and good design. Therefore, overall, there will be much less than substantial harm to the significance of the historic asset.

It is considered that the benefits accruing would far outweigh the extent of harm to any of the assets designated or otherwise. This coupled with the presumption in favour of sustainable development leads us to conclude that the proposal accords with all national and local policy and advice.

2 Introduction

2.1 Origin and scope of the report

- 2.1.1 MOLA is one of the UK's largest and most prestigious archaeology and heritage practices; a limited company and a charity. We have over 250 employees with an HQ in London and offices in Northampton, Basingstoke and Birmingham. The company boasts an extensive client base and has worked all over the UK and beyond. Recent projects include Crossrail, Knole House, The Houses of Parliament, New Scotland Yard and the Historic Landscape of Donegal.
- 2.1.2 MOLA is commissioned by Stoon Barar to prepare a Heritage Statement incorporating a Design and Access Statement in relation to revised proposals to replace the Buckingham Hotel with a new hotel with, ancillary facilities and sub-ground parking. Proposals are as described in the following statement, drawings and other reports submitted in support of the application.
- 2.1.3 The assessment has been carried out to standards specified by the Institute for Archaeologists (IfA Oct 2012/Nov 2012), English Heritage (2008, 2011), and the Institute of Historic Building Conservation (2008). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 2.1.4 Please Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.
- 2.1.5 The statement contains technical appendices and includes design and access information supplied by Nicholas Boyarsky of Boyarsky Murphy Architects (NBA).
- 2.1.6 The Design and Access Statement includes summaries of the technical reports that support the application.

2.2 Heritage assets summary

- 2.2.1 Buckingham Hotel is not listed nor is it on a local list maintained by the Council.
- 2.2.2 The site is within Buxton Conservation Area.
- 2.2.3 The site is near the Serpentine, a Grade II* Registered Park and Garden.
- 2.2.4 There are a number of other heritage assets in the area, including the Pavilion and Gardens some 100m to the east.

2.3 Aims and objectives

- 2.3.1 The aim of the addendum to the heritage assessment is to:
 - Identify the presence of any built heritage assets that may be affected by the proposals;
 - Describe the significance of such assets, as required by national planning policy (see section 11 for planning framework and section 12 for methodology used to determine significance);
 - Assess the likely impacts upon the significance of the assets arising from the proposals; and
 - Provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2.4 Design and Access Statement

- 2.4.1 The aim of the design and access statement is to examine and explain the design process undertaken in light of site and technical constraints and opportunities.



3 Heritage Assets

3.1 The Site

3.1.1 The site comprises the Buckingham Hotel and its grounds, with two accesses onto Burlington Road and limited off-street parking (See Fig 1).

3.1.2 The street-scape in which it sits is described thus:

"Burlington Road has the character of a street with an avenue but in fact only the west side of the street has street trees (mostly sycamore); the other side is lined by the large mound forming the boundary of Pavilion Gardens, which is planted with large beech & yew.

Overall the character of the street is quite dark, dominated by the overwhelming tree canopy. Glimpses of houses and sky to the west, and the occasional view into the Pavilion Gardens, above the bank to the east, provide relief.

The tall, mainly three-storey houses along the west side of the street are set back, deep within large grounds and are only obliquely visible in short range views from along the street. The boundaries are generally formed by a low coursed gritstone wall supplemented with tall privet hedges, but each entrance is emphasised with a statuesque pair of ashlar gatepiers, much grander in scale than in many other parts of the conservation area. There are clear views above the boundary of shrubs and hedges of the first and second floors, which are often framed by the trees.

Several of the houses, designed by W. R. Bryden², incorporate a large shaped gable, or a decorative raised coped gable, which is shared by a pair of semi-detached properties. The scale of these gables is very large (when shared by two houses) and a great deal of attention was paid to the detail of these elements, with carved features - ball finials and decorative pediments, contrasting horizontal bands of stone and decorative kneelers. The windows at the highest level of the building were also slightly more decorative, finished with mullions and drip moulds. By comparison, the ground and first floor are relatively plain. The gables and second floor windows are important features punctuating the street and appear to have been consciously designed with this aspect in mind."³

3.2 Historic Development

3.2.1 The building, thought to date from 1876⁴ was originally a pair of semi-detached villas, Rockavon House (1) and Buckingham House (2) and appears to have been the first building on Burlington Road. It is not thought to be part of the immediate setting of the park as it overlooks the street corner and has no apparent relationship with either area of public space. The 1879 OS plan shows the pair in isolation, opposite the skating rink.

3.2.2 By 1923, the hotel was one 'unit' (The Buckingham) and had an extension to the rear, abutting up to the west boundary. Historic maps and photographs show a semi-circular lawned area in front of the hotel - now removed and used for parking.

3.2.3 A previous report states that *'At some point after the properties became one hotel, various interior cross-walls were modified or removed. The original party walls between the properties in the cellar and ground floor were largely removed, along with a cross-wall between the north ground floor rooms, and this has affected the structural integrity of the building, which lacks good lateral restraint. There may have been inherent instability due to poor ground conditions,*

² The 1864 building is not attributed to Bryden or other named architect.

³ HPBC Conservation Area Assessment 2007

⁴ According to inscription panel on the building.

and a history of previous movement is indicated by the stone raking buttress at the back of the property (west elevation), cracks in lintels and movement in the front bays.

The Hotel continued to trade as one establishment known as the Buckingham Hotel from the 1920s until the present day. There is evidence for external alterations undertaken at different times. Extensions to the south side shown on the OS map of 1923 were removed at an unknown date, and there is the ghost of a porch on the rear wall of the south outrigger. The form of these extensions is not known.

The use of random limestone for the basement storey to the rear and south elevation suggests that this area was not intended to be seen, or that levels may have been adjusted in this area.

The 2-storey infill block at the rear of the property is recent.'

3.3 Buckingham Hotel

- 3.3.1 The architectural style of the building is relatively simple, without embellishment. The hipped roof, bracketed eaves and cambered window heads are classically inspired. The building is constructed of local sandstone with a slate roof and dressed stone detailing.
- 3.3.2 The two semi-detached buildings form a pair, each with a stone plaque with the name and date of the respective halves. The rear wing of Rockavon House is one storey lower in height than Buckingham House where the outrigger is five storeys including basement and attic. The main frontages extend through three tall storeys above generous basements with attics lit by gabled dormers.
- 3.3.3 The 'Classical Style' of earlier buildings was essentially a rigid system of Order. For instance, plan form was all about symmetry, simplicity and ordering, towards a 'well-composed whole' and encapsulated the use of detailed laws of proportioning derived from 'Nature, God and the Universe'. This led to the concept of a 'New Classicism' in the first half of the C19th.
- 3.3.4 The philosophy behind this was basically the consideration of how to adopt classical forms of decoration to an 'ordinary' street façade.
- 3.3.5 Factions developed throughout the C19th, mainly falling into two camps – 'Stylistic variety' and 'Revivalism'. Proponents saw eclecticism as the tension between variety and dogmatism. (There was a movement seeking to promote Gothic as a national style, although this was more to do with the influence of French architecture than a home grown force)⁵.
- 3.3.6 'Queen Anne' revival was somewhat derided as '*classical style without classical laws of proportion*' but was the predominant style for more domestic architecture from about the 1870s to the turn of the C20th; sometimes referred to as 'classical purified'.
- 3.3.7 Whereas commercial and other more public buildings were primarily all about the people who commissioned them, the design of domestic buildings stressed 'homeliness' above other characteristics, and the 'Grand Manner' (with a nod towards Italianate influences) was the most 'traditional' language of design from 1890/1900 onwards.
- 3.3.8 The suburban detached/semi-detached house with its own garden is described as a '*peculiarly English ideal*'. Design is reinforced through repetition, with rhythm and proportion in plan form and elevation. The result is a basically square plan, 3/4 storeys and a basement, an even number of bays (semis each 2 bays with porches positioned so as to appear to be one bigger house). The roof would be often set behind a parapet and the ensemble made of '*readily available materials*'
- 3.3.9 Bay windows became popular on domestic properties from the 1870s. Standardisation was made more possible with the combination of mass-production and rail transport opportunities.
- 3.3.10 This *inter alia* more than adequately describes the style and worth of the Buckingham Hotel. It is essentially a patternbook house-type made of mass produced elements. Its relevance to its

⁵ Extracts from Victorian Architecture by R Dixon and Stefan Muthesius (Thames and Hudson) Reprinted 2012

place is simply that it is made of '*readily available materials*'.

3.4 Heritage assets near the site – The Serpentine

3.4.1 In reference to the Serpentine Walks and Pavilion Gardens, the Conservation Area Appraisal (see below) states that the main characteristics of this area are:

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

3.4.2 The landscaped public gardens were laid out from the early 19th century. They fall on either side of Burlington Road. The area also includes the houses along Broad Walk and Burlington Road, which have a strong relationship with the public park.

3.4.3 The Pavilion Gardens are edged by Broad Walk to the south-east and Burlington Road to the west.

3.5 Buxton Conservation Area and Context

3.5.1 The Hotel is within Buxton Conservation Area. The Area Appraisal (HPBC 2007) indicates this is AREA 4 which includes the gardens and parks laid out initially by the Dukes of Devonshire (Pavilion Gardens and Serpentine Walks) and subsequently by the Buxton Improvements Company and then the local authority, all as part of the attractions on offer for the visitor to the spa. It includes the Octagon and The Opera House. (See Fig2)

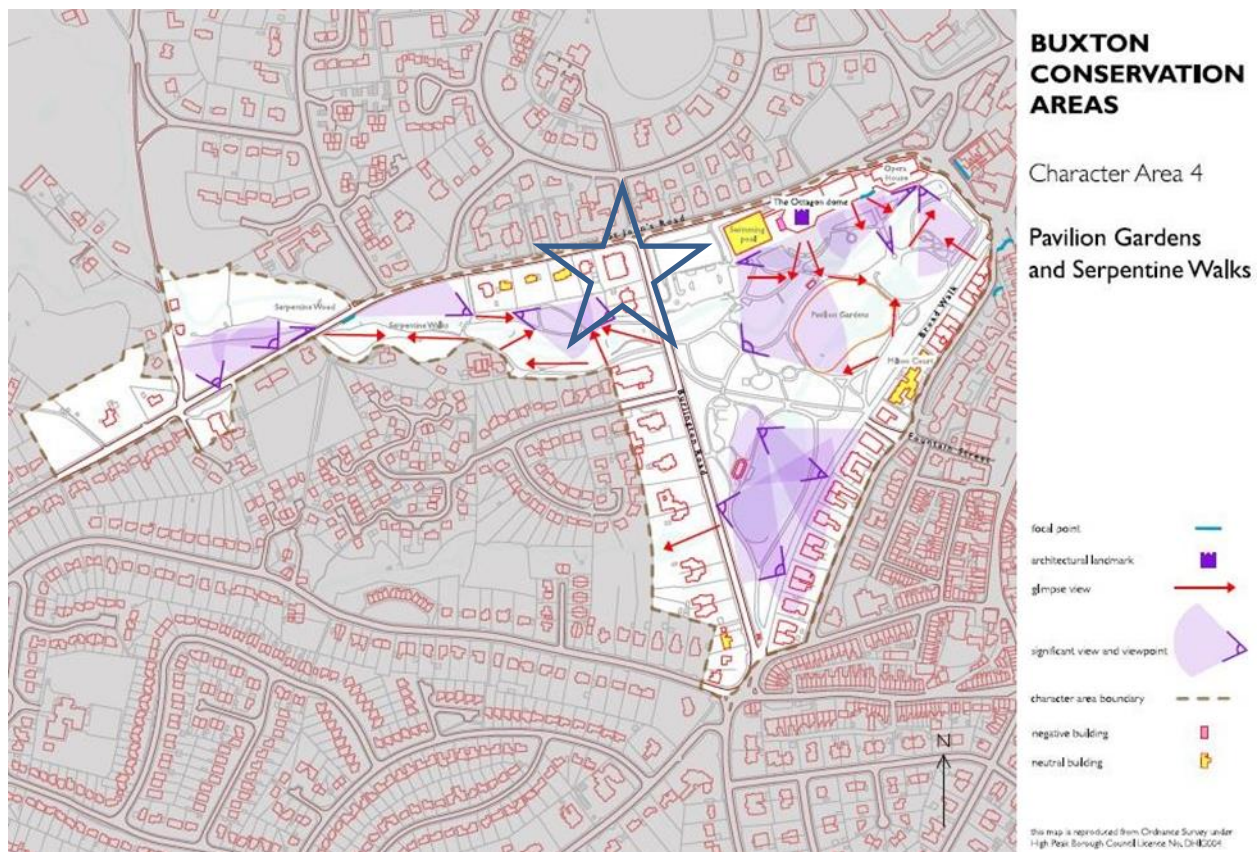


Fig2 Character Area 4 (HPBC 2008 Not to Scale)

3.5.2 The character area map in particular notes views of different sorts:

Significant Views and Viewpoints – these views are limited to the best defining and most memorable views within Buxton. They are generally broad and often panoramic, sometimes linking subjects in the middle distance and far horizon.

Glimpse Views – these views are confined by the presence of buildings or trees. They offer a glimpse of something interesting in the distance, often viewed down an alley, an open space between the trees or over the rooftops. It may be a glimpse of a landmark, or an interesting feature.

Architectural Landmarks – landmarks are usually buildings or parts of buildings (features such as domes and towers) that can be seen from several directions and viewpoints. They help to orientate people around the town. Landmarks are not necessarily the most significant architectural or historic buildings.

Focal Points – these are features within framed views, subjects to which the eye is drawn and framed by buildings or trees. They can be part of a building, rather than a whole building (a feature such as a bay window or a decorative doorway). They were, more often than not, consciously designed to reflect their important location at the end of a particular viewpoint.

Negative Buildings – these buildings in scale, materials, design or massing, or a combination of these, have a negative effect on the historic character of the Conservation Area. They do not relate to the surrounding topography or building form and are usually situated in a prominent site, which makes them stand out.

Neutral Buildings – these buildings are often 20th century buildings that do not preserve the character of the conservation area in their building design or form, even where they make use of local materials. They are unobtrusive, and do not stand out and usually respect the topography and scale of the surrounding building form. Neutral buildings are also occasionally older properties that have been heavily altered and, for this reason, no longer preserve the character of the Conservation Area.

3.5.3 It should be noted that neither the site nor the building feature in any of the above, although it is noted that *'all buildings that are not highlighted on the maps are Positive Buildings. They make a strong contribution to the character of the conservation area and the local authority is likely to strongly resist proposals for their demolition'*. It is considered that this is a 'catch all' phrase which should not be given weight, as the process of assessment should have been sufficient to identify buildings of quality, or at worst buildings that make a 'neutral' contribution.

3.6 The Serpentine and the Pavilion Gardens

3.6.1 The CAA 2008 describes the Serpentine area thus:

'Beyond Burlington Road, the River Wye threads through the Serpentine Walks and a winding path runs on either side. There were originally two paths on the south side of the river. The remains of the lower path can still be found in places. The landform is gently undulating, and the planting is purposeful, both designed to provide a variety of views and intimate relationships. The paths open out into pools of light in sections of lawn between a largely wooded framework. Although the tract of land formed by Serpentine Walks is long and thin, the landscape was carefully manipulated so that the views of the River are limited and there are few places where the two paths connect or there are views across the valley from one path to another. In some places this may be the result of self-seeded plants having become established, and the original structure and manipulation of views is not always clear. The view of the weir from the pedestrian bridge near Burlington Road is deliberately framed by cherry laurel, the dark pool framed by bright green leaves. Long vistas within the grounds are finished with tall conifers providing punctuation and a low skirt gliding over a plain lawn (western red cedar). The trunks of trees rise on mounds, near the footpath, so that the texture of the tree could be seen at its best, and this provides contrast with the soft backdrop of greenery. The trunks of a group of conifers (yew, cypress and western red cedar) with a red hue and rough texture are planted as a group, the dark canopy amassed above.'

The undulating topography, relationships, pleasing views and planting were laid out by Paxton, although there are some instances where the plantsman's hand of Milner or Hogg may be

evident. There is continuity in the design and the whole landscape appears to be very natural and uncontrived, although of course it is almost entirely artificial and only the course of the River Wye appears to have stayed the same. The only elements which stand out as deliberate interventions are the use of large blocks of limestone, edging the paths and retaining the banks in the southern side of the Serpentine Walks, which were probably introduced by Paxton, and the retaining walls alongside the upper section of the River Wye, which are finished in a harsh concrete. Here, the path that runs alongside the River is a much more recent introduction. The original path skirted the perimeter of the site, and still survives. The distinct bund that was created by Paxton to separate the walks from the outlying land and strengthen the self-contained character of the site can still be seen in this south-western stretch.

The Hogg design, by contrast, is without a boundary between the gardens and Broad Walk or Burlington Road. There are clear, continuous views between Broad Walk and the Upper Lake, right across the Hogg landscape and the expanse of the large upper lake.'

- 3.6.2 The hotel is positioned at the corner of St John's Road and Burlington Road and has no specific relationship to the Serpentine parkland landscape to the south and west or for that matter to other buildings on Burlington Road.
- 3.6.3 Burlington Road faces east into the Pavilion Gardens, a grade II* registered landscape, which originated as 16th or 17th century pleasure grounds associated with Buxton Hall (now Old Hall Hotel), remodelled as the Serpentine Walks by Joseph Paxton in the 1830s and again by Edward Milner in the 1870s, with additional work by Adam Hogg, the Duke of Devonshire's gardener.
- 3.6.4 The northern-west end of the gardens immediately opposite the Buckingham Hotel was occupied by a skating rink from c.1870s, and is shown on maps of 1879 and 1923. The principal areas of the Pavilion Gardens as remodelled in the 1870s by Edward Milner are to the south of the terrace or promenade running along the front of the associated leisure buildings, the Pavilion and Octagon. The skating rink appears to have been a simple, functional single storey building without architectural pretension, screened from the road by planted trees.
- 3.6.5 The skating rink site is now occupied by a two-tier car park, screened from Burlington Road by evergreen trees, with a 1960s swimming pool between it and the Octagon. The section of St John's Road near the junction with Burlington Road is characterised by detached and semi-detached houses set in generous plots, mainly of later 19th century and earlier 20th century date, including properties historically used as private residences, hotels and lodging houses. The late 19th century properties have full height bay windows and other features similar to the Buckingham Hotel.
- 3.6.6 The building is not identified in important views in the conservation area, although it is prominent in close views of the junction of the two roads. It is well-screened from Pavilion Gardens to the south and west and can only be seen through the screen of mature trees from the deck of the car park to the east. There are very limited views of the building from the walk along the R. Wye west of Burlington Road, from the south. The views are screened and obscured by mature trees.
- 3.6.7 Views of the hotel are available from the north, from St John's Road, but not from the registered park areas.
- 3.6.8 The hotel aligns with buildings along Burlington Road, though owing to the tree cover and the fact that it is set back from the frontage, it is not prominent in any views; oblique views are possible from close at hand.
- 3.6.9 Historically, aesthetically and functionally it has more in common with the other small hotels and houses on St John's Road (in another part of the Conservation Area). St John's Road is the only place from which long views of the building can be obtained, however because the building is set back from the street frontage it is not clearly seen in long views from the east, and evergreen planting around the car park obscures this street corner. Long views from the west are largely obscured by trees except in winter months.
- 3.6.10 The context of the Serpentine and the Pavilion Gardens is well-described by the CAA (2008), and reference to the map extract (Fig2) indicates that the important views of, within and from the park do not include the site or the hotel on it. There are no significant views or glimpsed views that include the site. The building does not feature in views from the east.

- 3.6.11 Photographs in the Appendices show that the rear of the hotel is not prominent in any views from the Serpentine.

3.7 Commentary

- 3.7.1 The current context of the park - its immediate surrounding landscape is sub-urban, in that there is a predominance of vegetation over built form. The perception of the park is that it is a haven within the town – it has a rural parkland feel that might well be associated with a large house. This is unlikely to be affected in any material sense by appropriate development on the hotel site. Furthermore, there is evidence of a building to the rear in the 1920s, and approval for extensions in the 2000s.
- 3.7.2 The Buckingham Hotel is not a landmark or key building in the CA; its contribution to the CA is restricted to that made by the maturity of the site, unpretentious public facing facades, familiar design, continuity of use and the traditional materials used. None of these elements are unique or irreplaceable. The building is not 'heritage fabric' in the usual sense of the words. A similar contribution to character and appearance of the CA could be achieved with readily available materials and elements.
- 3.7.3 Whereas large scale commercial and other more public buildings were primarily all about the people who commissioned them, the design of domestic buildings stressed 'homeliness' above other characteristics, and the 'Grand Manner' (with a nod towards Italianate influences) was the most 'traditional' language of design from 1870/1900 onwards.
- 3.7.4 The suburban detached/semi-detached house, e.g. this site, however, with its own garden is described by contemporary commentators as a 'peculiarly English ideal'. Design is reinforced through repetition, with rhythm and proportion in plan form and elevation. The result is a basically square plan, 3 storeys and a basement, an even number of bays (semi's each 2 bays with porches positioned so as to appear to be one bigger house). The roof could be set behind a parapet and the ensemble made of 'readily available materials'. Bay windows became popular on domestic properties from the 1870s. Standardisation was made more possible with the combination of mass-production and rail transport opportunities.
- 3.7.5 This latter paragraph, we suggest, describes the Buckingham Hotel exactly, which is why it is the contention that the building itself is not rare or of a style, but actually very ordinary in the greater scheme of things. Its contribution to the character of the area is not specific to its constituent fabric. A new building of similar intent could readily contribute similarly.

4 Significance

4.1 Determining Significance (Please see Section 11)

4.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. The determination of the significance of these assets is based on statutory designation and/or professional judgement against the 'four values' (EH 2008):

- Evidential value
- Aesthetic value
- Historical value
- Communal value

4.1.2 Designated assets are attributed a level of significance as a baseline. Undesignated assets are less readily given a status. The flowing assessment is tabulated for ease of consideration.

4.2 The Buckingham Hotel

VALUE	Consideration	Comment
Evidential	The potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.	The building is neither old nor rare. The structure is damaged; it is not particularly diverse or complicated. A little has been published about its use, but not the building. It is not part of a contiguous group and it is not unique, therefore not valuable in comparison. Of local interest only. LOW significance
Aesthetic	This derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written	The building is not a landmark or focal point, and we would assess it as having a neutral contribution both in significance and character terms. Materials are local but not unusual. LOW significance
Historical	The ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative.	Apart from longevity of use as accommodation, there is no specific historic association with the building.
Communal	This derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with	The community have benefited from this building in terms of its use through time, and the facility it has afforded. The building is no longer fit for this purpose, but the use could be carried on

	historical, particularly associative, and aesthetic values, along with and educational, social or economic values.	the site without detriment. It is of LOW significance, however, in these terms.
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4.2.2 Overall, the significance of the undesignated asset itself is LOW.

4.3 Buxton Conservation Area

4.3.1 Conservation Areas are all of HIGH significance as a starting point, although not all parts of an area are necessarily of the same status (Para 136 NPPF refers).

4.3.2 The potential impact on the significance CA can be physical, in terms of the loss of an element, or in terms of character.

4.3.3 The following table considers Buxton Conservation Area:

VALUE	Consideration	Comment
Evidential	The potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.	Apart from being the first building in the street, there is nothing outstanding about the Hotel in terms of character contribution.
Aesthetic	This derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written.	The Hotel is a standardised building in local materials; its contribution to significance is not unique. The character of the place could therefore be replicated.
Historical	The ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative	This is tied up in the use of the site rather than the building itself.
Communal	This derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.	This is tied up in the use of the site rather than the building itself.

4.3.4 It is considered that the building makes a neutral contribution to the situation and the CA therefore remains of HIGH significance.

4.4 The Serpentine Gardens

- 4.4.1 The Registered Park/Gardens are of VERY HIGH significance, as a baseline. There will be no physical impact on the asset itself, so it is the setting and any potential impact upon it that needs to be considered.
- 4.4.2 'Setting' is defined as *'the surroundings within which a heritage asset is experienced'* (GPA3).
- 4.4.3 The setting of heritage assets is generally considered in the light of Historic England Advice note General Planning Advice Note No3 *The Setting of Heritage Assets* (2015) (GPA3).
- 4.4.4 This document is key to the assessment of the impact of development on heritage assets. It sets out a staged approach, thus:
- Step 1: To identify which heritage assets and their settings are affected;
- Step 2: To assess whether, how and to what degree the settings make a contribution to the significance of the heritage asset(s), i.e:
- The physical surroundings of the asset, including its relationship with other heritage assets;
 - The way the asset is appreciated; and
 - The asset's associations and patterns of use.
- Step 3: Then to consider the proposed development and its potential impact on significance;
- Steps 4 & 5 are about recording and monitoring change – the responsibility in the main of the LPA.
- 4.4.5 We consider the setting of an asset, in most cases, to be in 3 forms – the wider 'landscape'; the proximate context; and the 'prospect' – i.e. looking out from the asset.
- 4.4.6 The asset likely to be affected is the Registered Park and Garden (RPG). This is Step 1.
- 4.4.7 Step 2: The description above indicates that the original design intent was to create a feeling of rural isolation, with carefully articulated views and landscape forms focussing interest on the river corridor. The wider setting is therefore confined largely, in our view to the entrances and boundaries of the park; the appearance of the area in general is an enclosed, mature landscape. To the north of the western arm of the Serpentine there are buildings interspersed with vegetation; the relationship being a predominance of landscape over built forms.
- 4.4.8 The intimate setting of the RPG in the vicinity of the application site is confined to the entrance off Burlington Road. This is unrelated to the Hotel, either in proximity or visual terms.
- 4.4.9 The prospect from the RPG out to the wider landscape is confined to glimpsed views through the mature woodland edges, and is to a large extent season-related. There are built forms in the view, although very much encapsulated in the mature landscape surroundings.
- 4.4.10 We conclude that the enclosed nature of the setting is part of the design intent of the RPG in the first instance; the creation of a rural idyll in close proximity to the town. It is therefore a facet of the significance of the asset.

4.5 Assessment of Harm

- 4.5.1 This is essentially Step 3: The proposed development will result in the removal of the current failing hotel and its replacement with a well-designed sustainable building in appropriate traditional materials. The overall impact will be, in our view, in the positive for the site itself.
- 4.5.2 It is considered that the building currently makes a neutral contribution to both the significance of the conservation area and to its character and appearance. The proposed replacement would not harm that position. By virtue of good quality, bespoke, sustainable design and the appropriate use of materials (and the maintenance of vitality in the area) it is considered that the development overall will be an enhancement of the character and appearance of the conservation area.
- 4.5.3 The wider setting, i.e. the Serpentine landscaped area behind the site, will be unaffected by the new development in that there will be no new causal link between the site and the setting (the C20th block exists at present and will simply be replaced, in broad terms) and the proposed new building will not be apparent in the view in relation to the backdrop from anywhere in the wider public realm. There will be no impact on this aspect of the setting of this

asset and therefore no detriment to its significance.(See BMA Architects' analysis drawings)

- 4.5.4 The proximate setting, i.e. from the street view, will not be affected and nor will its contribution to the significance of the principal asset.
- 4.5.5 The 'intimate' prospect – i.e. the setting viewed from within the Serpentine will not be affected by virtue of the development being 'more of the same' – i.e. a small addition to the sum total of built form currently in the immediate area will have no material impact on the setting of the asset.
- 4.5.6 The proposed development will have no physical or setting impact on any other heritage assets, by virtue of relative disposition.
- 4.5.7 For the above reasons, we consider that the act of demolition of the Buckingham Hotel amounts to a **negative** physical impact for the building but, effectively, a **neutral impact** on the significance of the Conservation Area. The replacement building would amount to a **minor positive impact**, by virtue of maintaining and improving the vitality of the area and good design. Therefore, overall, there will be **less than substantial** harm to the significance of the historic asset. It should be noted that this assessment of the level of overall harm is agreed by Historic England in responses to pre-application submissions; Letter dated 22 December 2017
- 4.5.9 It is considered that the benefits accruing would far outweigh the extent of harm.

4.6 Benefits

- 4.6.1 Both National and local planning policy are based on aspirational benefits which are consequential upon development following the appropriate policies.
- 4.6.2 Meeting the requirements of approved planning policies constitutes a community benefit in its own right. Good design is a community benefit in the same way.
- 4.6.3 Potential additional benefits attendant on any development are likely to be economic, social/community and/or environmental.

Economic Benefits

- 4.6.4 NPPF para 28 states that *'Planning policies should support economic growth in rural areas in order to create jobs and prosperity...plans should:*
- ☐ *Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new building;*
 - ☐ *Support sustainable rural tourism and leisure developments that benefit businesses ...in rural areas. This should include supporting the provision and expansion of tourist . and visitor facilities...'*
- 4.6.5 The Buxton SPD states that: *'Currently struggling in many areas, the town centre will be transformed when the spa is reopened and hotels and shops are rejuvenated. This will immediately re-launch Buxton into a unique class of similar small towns and, arguably, will be one of the few tourism assets in the region that is of truly world class calibre and capable of attracting a high level of spend from outside of the region.*
- The presence of additional visitors will provide Buxton with the opportunity to extend the quality, quantity and diversity of shopping and leisure on offer and encourage further investment that will make the Buxton an exceptionally attractive place to live and work in.'*
- 4.6.6 The new hotel will create over 60 full-time jobs and deliver a contemporary, sustainable and accessible hotel, providing a standard of guest facilities commensurate with the local authority's aspiration of Buxton becoming a 'world class calibre' tourism asset with beneficial economic consequences for other local businesses through increased visitor spend.
- 4.6.7 The development will support the local economy by attracting over 50,000 overnight stay visitors per annum.

Social/Community Benefits

4.6.8 The social/community benefits of sustainable design are related to improvements in the quality of life, health, and well-being. These benefits can be realised at different levels – building occupants, the community, and society in general.

- An accessible, high quality built environment for occupants. The new hotel will be fully accessible throughout and provide all associated public and guest facilities, including five wheelchair habitable bedrooms. The building environment can have both negative and positive impacts on the occupants' quality of life. Improved indoor air quality and increased personal control of temperatures and ventilation have strong positive effects. In addition to reducing risks and discomforts, buildings should also contain features and attributes that create positive psychological and social experiences. Although less research has been done on health-promoting environments, emerging evidence shows that certain sustainable building features, including increased personal control over indoor environmental conditions, access to daylight and views, and connection to nature, are likely to generate positive states of well-being and health. The new building will seek to meet these needs by providing individually controllable, draught-free, fresh air ventilation at the desired temperature throughout – the air will be purified to exclude allergens, bacteria and pollution. Chosen glazing will seek an optimum balance between daylight transmission (70%+), noise reduction (30db+) and thermal properties (U-value less than 1.1)
- A place for community social interaction, knowledge transfer (influence) and reduced (low carbon) effects of building energy use. The new hotel will continue its community role as a meeting place for individuals, local groups and organisations. Buildings that include sustainable features also become models for others to follow. Benefits can potentially diffuse beyond the workplace and lead to increased use of sustainable design practices and behavioural change in the community at large. Behavioural changes might include increased recycling, purchasing green products, and investing in energy-efficient technologies.
- Improved social amenity. A key feature of the proposed replacement tree scheme is to plant semi-mature trees which are natural in form (rather than fastigate) and provide year round visual appeal. Such planting is designed to ensure that in the long-term, the trees will be able to reach their mature size without artificial restriction such as pollarding
- Sustainable local produce - The proposed hydroponic vertical farm is only a pilot, but offers an opportunity for crops to be meaningfully produced throughout the year with the benefits associated with local produce – primarily freshness and a reduction in food miles. If successful, it could be replicated locally on a larger scale, to supply produce to local wholesalers, schools and the public

Environmental Benefits

4.6.9 Environmental benefits will include:

- A high quality design - Good design is similarly a community benefit in its own right.
- A new landmark to identify and signify this part of the Conservation Area
- Enhancement of the conservation area by the introduction of a bespoke contemporary design
- Retained, increased and enhanced vitality of the area via the sustained long-term hotel use
- Concealed car parking, thereby optimising site land use, reducing demand for more valuable (surface) land and providing an aesthetic improvement to the immediate area as above ground car parks are avoided
- New landscaping and appropriate replacement of trees
- The reclamation and reuse of natural materials is sustainable. recent negotiations with a specialist local recycling business indicate the excavated soil is suitable for processing (rather than being sent to landfill)

- Conservation of natural resources and minimal waste. The new hotel will re-use greywater and send zero food waste to landfill as a result of onsite composting. It will look to continue its existing policy of recycling paper and cardboard waste and extend this to glass
- Climate change mitigation through fabric efficiency, renewable energy generation, heat recovery and intelligent building management controls. The Energy Strategy Report sets out the measures that will be taken to achieve the above. As well as a potential BREEAM rating of 'Excellent', the new hotel will seek sustainable tourism accreditation from bodies such as UK based Green Tourism Business Scheme (GTBS), the largest sustainable national grading programme in the world, and Trip Advisor's Green Leaders scheme. The latter has Bronze, Silver, Gold and Platinum classifications and the new hotel will almost certainly qualify as Platinum (only a few European hotels had achieved Platinum status at Oct 2014)
- The site's biodiversity will be increased as a result of the proposed tree planting scheme which, unlike presently, will provide early season pollen and nectar.

4.7 Conclusions

4.7.1 Overall, we would consider that the proposed replacement of the existing hotel with a new building will constitute a sustainable development, in a sustainable location and therefore, in planning terms, should have the benefit of a presumption in favour of development.

4.7.2 In terms of heritage (and with particular reference to the NPPF 2012), we have:

- Identified and assessed the particular significance of heritage assets that may be affected by a proposal (including by development affecting the setting of a heritage asset) (NPPF Para 129).
- Taken account of:
 - 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. (Para 131)
- Found that the development will not lead to substantial harm or total loss of high significance of the designated heritage asset The Buxton Conservation Area . (Para 133)
- Found that the development will lead to less than substantial harm to the high significance of the designated heritage asset of Buxton Conservation Area (Para 134), weighed this against the public benefits of the proposal, including securing optimum viable use and found the balance to be in the positive (Para 134).
- Found that the proposed development in its setting will not lead to harm or loss of the very high significance of the designated heritage asset The Serpentine Walk RPG. The impact will be neutral.
- Considered that the effect of the proposal on the low significance of the non-designated heritage asset The Buckingham Hotel and found that a balanced judgement needs to be made and that balance in our view, is in favour of the proposal. (Para 135).

4.7.3 We consider that the act of demolition of the Buckingham Hotel amounts to a negative physical impact for the building but, effectively, a neutral impact on the significance of the Conservation Area. The replacement building would amount to a minor positive impact, by virtue of maintaining and improving the vitality of the area and good design. Therefore, overall, there will be less than substantial harm to the significance of the historic asset.

4.7.4 It is considered that the benefits accruing would far outweigh the extent of harm to any of the assets designated or otherwise. This, coupled with the presumption in favour of sustainable

development leads us to conclude that the proposal accords with all national and local policy and advice.

5 Planning History

- 5.1.1 Extracts from the HPBC website show the planning history of the immediate area, thus:
- 5.1.2 It is concluded from this that the immediate area is no stranger to change, including demolition and replacement of underused assets. It should be noted that a large extension to the Buckingham Hotel was approved in 2006 – this would have taken up broadly the same footprint to in the south-west corner of the site as proposed, and would have had a very similar non-impact on the immediate environs.
- 5.1.3 This application is a resubmission of the 2016 application HPK/2016/0276. The decision (dated 8 May 2017) listed five reasons for refusal, summarised thus:
1. Unsuitable replacement building (due to scale/mass/design)
 2. Loss of existing building not justified
 3. Unsuitable replacement tree planting
 4. Amenity of neighbours adversely affected
 5. Inadequate bat survey
- 5.1.4 Each of these matters is now individually addressed in correspondingly titled documents in the appendices. As part of this process, specialist legal advice on the decision was obtained in June 2017 from Landmark Chambers and excerpts from their opinion appear in some of these documents.

Ref:	Site	Proposal	Outcome
HPK/002/3798	No.7 Burlington Rd	C/U to guest house	A
HPK/002/5872	Buckingham Hotel	Bar extension with reception below	A
HPK/002/5934	No11	C/U private hotel	A
HPK/002/8254	No 7	C/U and extension to form 9 Flats	A
HPK/003/7358	Lakenham	Conversion to 4 flats	A
HPK/006/8719	Buckingham Hotel	Redevelopment of car parking	A
HPK/2002/0072	Buckingham Hotel	Four storey side/rear extension to form additional restaurant and bedroom accommodation	A
HPK/2006/0511	No 6	Conversion and extension of property to form 9 residential units	WD
HPK/2006/0802	Buckingham Hotel	Four storey side/rear extension to form additional restaurant and bedroom accommodation	A (Renewal)
HPK/2006/0843	No 6	Resubmission of HPK/2006/0511 Conversion to 6 new residential units and associated works	A
HPK/2007/0457	No 6	Construction of garage for the use of the Old Coach House to replace one being demolished to allow the town houses to be built at the rear of Thorneycroft, 6 Burlington Road	A
HPK/2012/0277	Serpentine House	Proposed outline application for three new four bed dwellings	WD
HPK/2016/0276	Buckingham Hotel	See below	R

- 5.1.5 Additionally, a number of professional surveys have been undertaken including:
- Full Structural Survey by PKD Consulting Engineers Ltd to review the essential repairs disallowed by the LPA's consultants Chris Pike Associates and whether the hotel could remain operational during the repairs
 - Windows Survey by Buxton Building Supplies Ltd to assess the state of every window and determine if it was capable of repair or required replacement

- Roof Survey by Pitman Roofing Surveyors to determine if the £15,000 allowed by Chris Pike Associates for roof/rainwater goods was adequate
- CCTV Drain Survey by County Drains Ltd to determine if worsening ground conditions were a result of damaged drains as claimed by Chris Pike Associates
- Bat Survey by BJ Collins to provide current information as to bat usage of the existing building

6 Planning Justification

6.1 Legislation, Policy and Advice

- 6.1.1 The Town and Country Planning Act (as amended) and the T&CP (Listed Buildings and Conservation Areas Act (as amended) 1990 are the overarching legislative references.
- 6.1.2 The National Planning Policy Framework 2012⁶ and National Planning Policy Guidance 2014 are the key national advice. (NPPF and NPPG)
- 6.1.3 We refer to various national level advice documents including General Planning Advice Note No3 *The Setting of Heritage Assets* (Historic England 2015) (GPA3).
- 6.1.4 Local policy is encompassed in the High Peak Local Plan (2016) supported to varying degrees by the LDF, the Core Strategy and the former Local Plan (2005)
- 6.1.5 There are several locally produced guidance documents including Buxton Conservation Area Assessment (2012) and Buxton Design and Place Making Strategy (2010).
- 6.1.6 It is considered that the proposal *inter alia* meets the spirit of all relevant policy and advice.

6.2 Issues

- 6.2.1 There would appear to be no land use planning policy objection in principle to replacing a conforming use with a modernised and contemporary version of it.
- 6.2.2 The proposal is wholly sustainable, and the development would meet all relevant development policies as a planning proposal, in principle.
- 6.2.3 Buckingham Hotel is neither listed nor on a local list, nor identified in any specific way; it is therefore considered to be an undesignated heritage asset and to make a neutral contribution to the significance of the Conservation Area.
- 6.2.4 The Conservation Area and the registered park/garden (RPG) are designated heritage assets.
- 6.2.5 The key concerns come down to the design and heritage issues related to the principle of the loss of significance the undesignated heritage asset, the impact of this loss on the designated heritage asset of the Buxton Conservation Area, any impact on the significance of the RPG by virtue of development in its setting and the impact of the proposed development (post-demolition) on the character and appearance of the Buxton Conservation Area.
- 6.2.6 Para 131 of the NPPF states that *'In determining planning applications, local planning authorities should take account of:*
 - *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.'*
- 6.2.7 Para 132 goes on to state that *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden*

⁶ The NPPF 2018 review is currently out to consultation.

should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*

- 6.2.8 The above paragraphs set out the consequences of harm to designated assets. Para 135 of the NPPF 2012 states that *'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*
- 6.2.9 The proposal will lead to the loss of the Hotel building. We have determined that notwithstanding the longevity of the use, the significance of the undesignated asset, the building itself, is low. The physical impact on the building will be in the negative, being its complete removal; the significance such as it is of the building will be lost. The use and vitality of the site however will remain post-redevelopment.
- 6.2.10 It is argued that the scale of harm or loss of significance will be at the low end of *'less than substantial'*. Notwithstanding that it is unnecessary under the above policy advice to show benefit, as for a designated asset, the overall benefits of the scheme are set out in the Design and Access statement.
- 6.2.11 The LPA is required to take a balanced view in the case of undesignated assets. The balance should be in favour of the scheme on the grounds of excellent design and a range of economic, community and other benefits.
- 6.2.12 As to impact on the Conservation Area, paragraph 138 of NPPF states: *'Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.'*
- 6.2.13 It is arguable that the loss of a neutral contributor to a Conservation Area has any potential to cause harm to the asset's significance. The Conservation Area will continue to be of high significance notwithstanding the loss of this building. If there were many instances of such losses, a cumulative argument could possibly be made, but this is the only case and it must therefore be considered on its individual merits.
- 6.2.14 The maintenance, enhancement or otherwise of *'character and appearance'* is a different test; relating to the qualities of the proposed new development rather than the loss of the existing. In essence the LPA must consider the combined impact of the loss of the hotel and its replacement with the structure now proposed.
- 6.2.15 Any argument that the design of the proposed development will cause harm to the conservation area will be more concerned with scale and massing than with issues of detailed design. We consider the revised scale and form to be in keeping with the character and appearance of the conservation area. A contemporary design should not be ruled out on grounds of taste.
- 6.2.16 Para 6.3 of the Buxton Design and Placemaking Strategy (p47) entitled 'Building in Context' states that:
Controversy surrounding architectural style is not new and in an historic environment such as Buxton town centre, it is often acute. However, subjective matters of personal taste with regard to a traditional versus a modern approach should not obscure the fact that it should be possible to arrive at an opinion about design quality that is based on objective criteria, not architectural style.
- 6.2.17 In addition, the document identifies English Heritage and CABE's *Building in Context* toolkit as a means by which a proposed building and its contribution to its context can be assessed to establish quality.
- 6.2.18 In terms of the setting of the Serpentine Walk, again it is inconceivable that a modest increase in the size of a building on the periphery of, and well away from, any invited or tangential view within or out of the parkland would have any material impact on the very high significance of

the RPG as an asset. The development will amount to '*more of the same*' i.e. an immaterial increase in the total amount of building within the extant mature landscape, which must by definition equate to **neutral** impact.

7 Proposed Development

7.1 Overview of proposed development

- 7.1.1 The proposal comprises the replacement of The Buckingham Hotel with a new hotel with ancillary facilities and sub-ground parking.
- 7.1.2 The proposal is as described in the submitted plans by Boyarsky Murphy Architects (BMA) 2018.
- 7.1.3 The scheme comprises the removal of the current failing hotel and its replacement with a well-designed, sustainable hotel building in appropriate local and natural materials, in a sustainable location. The overall impact post-development will be, in our view, in the positive.
- 7.1.4 See the Design and Access Statement (below) for discussion of the design in detail.

8 Impact of Proposed Development

8.1 Buckingham Hotel

- 8.1.1 The proposed development will result in the removal of the current failing hotel and its replacement with a well-designed sustainable building in appropriate materials. The overall impact post-development will be, in our view, in the positive.

8.2 Impact on the Conservation Area

- 8.2.1 It is considered that the building currently makes a neutral contribution to both the significance of the Conservation Area and to its character and appearance. The proposed replacement would not alter that position. By virtue of good quality, bespoke, sustainable design and the appropriate use of materials (and the maintenance of vitality in the area) it is considered that the development will be an enhancement of the character and appearance of the Conservation Area.

8.3 Impact on the setting of the Serpentine

- 8.3.1 The wider setting, i.e. the landscaped area behind the site, will be unaffected by the new development in that there will be no new causal link between the site and the setting (the C20th block exists at present and will simply be restated, in broad terms) and the proposed new building will not be apparent in the view in relation to the backdrop from anywhere in the wider public realm. There will be no impact on this aspect of the setting of the asset and therefore no detriment to its significance.
- 8.3.2 The proximate setting, i.e. from the street view, will not be affected and nor will its contribution to the significance of the principal asset.
- 8.3.3 The 'intimate' prospect – i.e. the setting viewed from within the Serpentine will not be affected by virtue of the development being 'more of the same' – i.e. a small addition to the sum total of built form currently in the immediate area will have no substantial impact on the setting of the asset.

8.4 Impact on other heritage assets

- 8.4.1 The proposed development will have no physical or setting impact on any other heritage assets, by virtue of relative disposition.

9 Design and Access Statement (BMA)

9.1 Introduction

‘.....if Buxton town centre is to become more than a fading monument to its past, our challenge is to put old buildings back into new uses and construct new buildings of quality to complement existing ones. The key message contained within this Document is quality – quality of concept, quality of design and quality of implementation. Buxton town centre deserves nothing less.’ Buxton Design & Placemaking Strategy (SPD) 2010

9.1.1 The Client’s design ambitions for redevelopment have been driven by twin aspirations:

- To ensure the hotel’s 21st century reincarnation extends beyond replicating its heritage significance through an enhanced contribution to the immediate conservation area, thus adding to its status as a gateway asset.
- to create a building that explores, and where possible, redefines the boundaries of achievable sustainable development beyond current minimum requirements, in direct response and with a view to, addressing the wider global challenges that impact upon local communities.

9.2 Background

9.2.1 The building has been the subject of various reports since October 2012. The Council have stated that the existing hotel is capable of economic repair – a full rebuttal of this position, entitled Loss of Existing Building is included in the appendices.

9.3 Sustainable Development

‘The vision for the town centre encourages a sustainable and innovative 21st century approach to development that makes use of current best practice to make it more energy and resource efficient and able to adapt to climate change.’ (SPD p35)

‘Individual buildings can also support increased biodiversity through the incorporation of green roofs and bird and bat boxes where possible.’ (SPD p35)

9.3.1 The proposed development will serve as an exemplar for the ecological transformation of a heritage building by appreciating that environmental responsibility is an integral part of design excellence. Features and technologies will be incorporated to that boost sustainability to such an extent, that despite the absence of renewable energy, the development has been initially BREEAM 2011 target assessed as Very Good. Sufficient opportunities have been identified by the pre-assessment to indicate the development could achieve BREEAM Excellent

9.4 Use

‘Providing a mix of uses, whether vertically in a building, in a block or simply along a street, creates vibrancy in an area.’ (SPD p34)

9.4.1 The new building will be mixed use – hotel with a pilot 39m² Hydroponic Vertical Farm in the subterranean development.

9.4.2 The indoor production of crops from small scale vertical farm is light use appropriate in a residential area and will generate minimal amounts of traffic. (Please refer to Transport Statement by Phil Jones Associates).

9.5 Design and Appearance

- 9.5.1 Please refer to BMA drawings.
- 9.5.2 The existing building is not of domestic scale, either in footprint terms or in vertical proportion. If as is thought the pair of 'villas' was built for commercial purposes, it would have been conceived as differing from the purely residential villas to the north and west, which are of a more human scale.
- 9.5.3 The elevational treatment is vertical in emphasis overall, but with a strong horizontal band/plinth effect caused by the bay windows and the later porch. This banding (coupled with a roof profile reducing its apparent mass) reflects a common range of design 'devices' used in design of the period, with the express purpose of reducing the apparent scale of larger buildings by guiding the eye to the human-scale element at the base of the building. This harks back to the classical ideal of 'grounding' a building with a solid plinth related to the human form. To a certain extent it is not important what 'size' the element above the plinth is, in terms of the street relationship with the viewer. The proposal seeks to emulate this approach in a contemporary manner.
- 9.5.4 The 'Classical Style' of the times was essentially a system of order. For instance, plan form was all about symmetry, simplicity and ordering, towards a 'well-composed whole' and encapsulated the use of detailed laws of proportioning derived from 'Nature, God and the Universe'. This led to the concept of a 'New Classicism' in the first half of the C19th.
- 9.5.5 The philosophy behind this was basically the consideration of how to adopt classical forms of decoration to an 'ordinary' street façade.
- 9.5.6 Proponents saw eclecticism as the tension between variety and dogmatism; this in turn spawned what became to be known as 'Queen Anne' revival. At the time it was somewhat derided as 'classical style without classical laws of proportion' but it became the predominant style for more domestic architecture from about the 1870s to the turn of the C20th; The Buckingham Hotel is designed by way of a derivative version of this approach.
- 9.5.7 This era of somewhat manufactured design is characterised by increasing standardization, reinforced through repetition, with pattern rhythm and proportion in plan form and elevation. The result is a basically square plan, 3/4storeys and a basement, with an even number of bays. The roof would generally be set behind a parapet and the ensemble made of 'readily available materials. The proposal refers to these qualities.
- 9.5.8 This was the approach taken on many domestic properties from the 1870s. Standardisation was made more possible with the combination of mass-production and rail transport opportunities. The Buckingham Hotel fits the model.

Footprint

- 9.5.9 The proposed footprint is based on the existing hotel combined with the consented 2006 scheme for a four-storey side/rear extension to form additional restaurant area and bedroom accommodation which totalled 775m². The proposed scheme has a footprint 907m², being enlarged to the west and the south to achieve a visual coherency that was not possible in the previous plans; but set away from the common boundaries to eliminate potential amenity issues.

Building position on the site

- 9.5.10 The north and east 'building lines' of the proposed scheme will be identical to those of the existing hotel, thereby continuing to follow the present building lines of properties on St John's Road and Burlington Road

Appearance

- 9.5.11 A previous assessment (2013) noted that '*The Buckingham Hotelis close to, but not prominent in views from, a grade II* registered landscape. It is not part of the setting of a listed building.*'

'The most significant aspects of the hotel are the north and east elevations and its overall form' and that the existing west and south elevations 'are of low significance owing to alterations, as well as the fact that they do not feature in significant views within the conservation area.' We agree with these opinions.

- 9.5.12 The current heritage statement (see above) concludes that the Hotel building itself contributes little to the character, appearance or significance of the Conservation Area other than the longevity of its use, the general form and the use of materials. It is not a landmark building, although the site would suggest that this is something of a missed opportunity to identify and signify an important townscape position. It is concluded that the building could be replaced without detriment to the significance of the Conservation Area as a whole.
- 9.5.13 The Buxton Design & Place Making Strategy (SPD) advises (p11) *'there is no reason why any new development cannot be given its own identity. However, it must be recognised there are common elements, such as the use of local stone or building lines, which help create a coherent townscape and must be respected.'*
- 9.5.14 There is a temptation in these circumstances to concentrate on the façade – the outward face(s) of the building and lessen the quality of the remainder. This new design will be of a piece, with integrity of form, function and appearance. In accordance with the above, all 4 facades will retain the contribution to the conservation area by virtue of form and detail, and through the provision of a distinct 'plinth' layer and a similar symmetrical fenestration layout. The proportions and framing of the new windows are based on the existing fenestration in every respect.
- 9.5.15 National, Local and supplementary policy guidance and advice encourages responsible development which relates to its context, e.g:
'Variety in architectural style can contribute to an area's identity and this is characteristic of the town centre. Responding to local context should therefore not restrict innovative contemporary design, particularly where change is needed.' (SPD p28)

'Gateway and other landmark elements in the urban environment should not only be thought of as physical objects, although these often are the most common. They are akin to reference points that people single out as being memorable that helps orientate themselves. New development should reinforce the legibility of its local area and the town...centre by including local features that relate to local circumstances. Some of these will include fine grained details that provide interest to pedestrians, others more striking elements to provide interest to those passing in vehicles.' (SPD p32)

'New development should always ensure that it animates the public realm with a rich and diverse visual interest.' (SPD p34)
- 9.5.16 The applicant considers the scheme design will provide variety, quality and innovation, thereby enhancing the character and appearance of the conservation area.

Height

- 9.5.17 The proposed development will replace the existing semi-detached pair with a sustainably designed single building hotel of appropriate size, scale and proportions. As well as the slightly increased footprint described above, the overall height of the proposed building will be increased by a maximum 0.8m in order to accommodate the new facility.

'Corner buildings higher than surrounding buildings can serve to emphasise junctions and add to the character of the local area. Strong corners give definition to streets and become easily identifiable minor landmarks.' (SPD p33)
- 9.5.18 The increase in height will have no discernible impact on adjoining properties and glimpsed views from around and about but will have the effect of better identifying the corner and creating a minor landmark at this important point. It will also not alter the apparent scale of the

building.

Townscape

- 9.5.19 The site holds a position at the edge of this part of the Conservation Area and its corner location adds to its potential status as a landmark on a key route into Buxton⁷. Such a key aspect calls for a building of a grander and more civic impact which will make reference to the stature and visual importance of other Buxton hotels.
- 9.5.20 The SPD identifies the following relevant issues in relation to the Area 4:
- *it is 'a green cultural oasis in the heart of the town centre' and 'the establishment of strong frontages with active ground floor along the edges of the park is encouraged to support continuity and enclosure'* (p42)
- 9.5.21 The proposed replacement hotel has a strong frontage and its design is based both on careful study of the existing hotel, its details and materials, its townscape context and on the future viability of a modern purpose-built hotel. The proposed building will provide a unified hotel with the modern facilities that are critical to its long-term viability. Whilst marginally taller (0.8m) than the existing 14.76m it will be of similar scale to the present and be appropriate in its corner setting.

Materials

- 9.5.22 Materials from the existing hotel will be re-used in the scheme where possible; the finish of exterior walls will be sandstone, comprising similar sized block facings and finish to the existing elevations. The roof will consist of new slates.
- 9.5.23 New windows will be double glazed with powder coated metal frames. Window openings will be framed in protruding limestone in reference to Buxton's historical building typologies.
- 9.5.24 A detailed hard and soft landscaping scheme, including replacement trees is proposed. New hard surfaces will be permeable wherever practicable.

Amenity of adjacent buildings

- 9.5.25 The LPA has raised concerns about amenity of neighbouring property. Please see attached appendix entitled 'Amenity of Neighbours'.

Trees

- 9.5.26 Trees and the potential impact of change are considered in the attached appendix entitled 'Replacement Tree Planting'.

Other Technical Reports

- 9.5.27 Following the previous decision (Ref: HPK/2016/0276) a number of new technical reports have been commissioned, and new/updated quotations have been obtained. These are attached in the appendices, a summary is as follows:

⁷ The hotel's importance in this matter was recognised by the Planning Inspectorate in 2009 in the case of 33 St John's Road, when the Inspector referred 'to the townscape importance of its corner site.' (Appeal reference: APP/H1033/E/09/2103184 para17)

Reports & Surveys

Bat Surveys – BJ Collins (Oct 2017)
CCTV Drains Survey – County Drains Limited (Oct 2017)
CCTV Drains Survey Layout - County Drains Limited (Oct 2017)
Roof Survey – Pitman Roofing Surveyors (Oct 2017)
Roof Survey - Attic Inspection - Pitman Roofing Surveyors (Oct 2017)
Full Structural Engineers Report – PKD Consulting Engineers (Nov 2017)
Windows Survey – Buxton Building Supplies (Oct 2017)
Hotel Valuation – Lambert Smith Hampton (Apr 2018)

Quotations for Essential Repairs

(These are commercially sensitive and are submitted under separate cover)

BAR Preservation (Nov 2017) – lateral restraint ties & crack stitch repairs
Level Projects (Mar 2018) – groundworks (updated)
Manor Scaffolding (Nov 2017) – scaffolding (updated)
Mix & Batch Ltd (Nov 2017) – steel stringers for staircases
Richard Burbidge (Nov 2017) – balustrades and handrails for staircases
T Peel Ltd (Nov 2017) – roof repairs
Van Elle (Nov 2017) – piling (updated)

Supporting Documents

Revised Heritage Statement (inc. D&A Statement)
Loss of Existing building
Replacement Tree Planting
Amenity of Neighbours
Bats

Architecture and Building

Proposed Building
Proposed Plans (inc. roof & basement levels) Elevations and Sections
Sketch Book
Other BMA docs
Construction Method Statement

Information previously supplied in relation to HPK/2016/0276

The following is a list of relevant previously submitted information for reference:

Existing Building

Existing Elevations BH_03
Existing Elevations BH_04
Location Plan & Road Views BH_00
Site Photographs BH_01
Site Plan BH_02

Reports and associated documents

Arboricultural Assessment (Mar 2016)
Arboricultural Impact Assessment & Construction Method Statement (Feb 2016)
BREEAM 2011 Pre-Assessment Report (Mar 2016)
Contamination Appraisal (Apr 2013)
Costings of Repairs (May 2013)
Daylight & Sunlight Assessment (Mar 2015)

Development Site Tree Report (Apr 2014)
 DCC Flood Risk Comments (Jun 2016) – received by email during the application
 Ecological Assessment (Jul 2014)
 Energy Strategy Report (Mar 2016)
 Feasibility - Alternative Uses
 Feasibility Report (Mar 2016)
 Groundwater Assessment Report (revised Jul 2016) – updated during the application
 H&H Structural Report (Mar 2013)
 Marketing – sales particulars listed on Rightmove (Nov 2015)
 Nesting Birds Survey (Feb 2016)

Public Consultation (online)

Risk Assessment: test boreholes/excavation/dewatering (Nov 2016) – submitted during the application
 Transport Statement (Mar 2016)
 Transport: Access Arrangement (Dec 2016) – submitted during the application
 Transport: Swept Path Analysis - Car (Dec 2016) – submitted during the application
 Transport: Swept Path Analysis - 7.170m Rigid Delivery Vehicle (Dec 2016) – submitted during the application
 Transport: Swept Path Analysis - 3.5t Delivery Vehicle (Dec 2016) – submitted during the application
 Transport: Swept Path Analysis - With Parked Vehicles (Dec 2016) – submitted during the application
 Vertical Farm (39 m2)

9.6 Access

- 9.6.1 This statement is based on the social model of disability and the philosophy of inclusive design which maximises access, choice and opportunities for disabled people, with inbuilt flexibility to adapt to the changing needs of end users. This will ensure that the project will meet not only the letter but also the spirit of the law including The Disability Discrimination Act 1995 to achieve best practice, thereby enabling non-discriminatory practices.
- 9.6.2 Access is considered in its broadest sense to reflect the needs of individuals with sensory, mobility and hidden impairments, learning disabilities, mental health needs, reduced or hypersensitivity to temperature, and limited reach and stature. Others to whom the built environment can be disabling, including young families, elders and people who have little understanding of written English, are also considered. This approach should facilitate an inclusive approach to access and ensure that opportunities for maximizing access to all areas of the development are identified throughout the design process.
- 9.6.3 The proposal demonstrates a considered approach to access that is commensurate with the design stage and with the sensitive construction of a hotel in the historically significant context of Buxton. Access has been addressed intelligently and inclusively, thereby ensuring that all building users can use the building with dignity and ease. In detail:

Car Parking

- 9.6.4 There will be circa 108 car parking spaces overall. BS8300:2009 4.2.1.3 requires that hotels should have at least one designated parking bay per accessible bedroom. The proposed design provides 6 on-site accessible parking bays and a wide and lit path leading to the hotel entrance as well as large drop-off parking bays in proximity of the entrance.

Entrance Arrangements

- 9.6.5 Access for all building users will be via the front of the building and comprises two suitably wide doors opening at grade, leading to a spacious entrance lobby and reception where visitors will be greeted by staff. There is level access on either side of the lobby through to a large restaurant on one side and a bar on the opposite side. Two full passenger lifts can also be easily accessed within proximity of the entrance lobby.

Circulation

- 9.6.6 There is level access throughout the ground floor with unimpeded access to the dining room, bar, toilets, exterior terrace and two lifts which permit access to all floors. All public areas, including the reception, bar, dining rooms, toilets, accessible bedrooms and corridors are all well-proportioned, with ample circulation to accommodate wheelchair users and those with assistance dogs.

Toilets

- 9.6.7 Provision includes a fully accessible unisex toilet to current standards conveniently located within close proximity of the entrance hall. Its dimensions reflect an inward opening door.

Bedrooms

- 9.6.8 Five accessible bedrooms are provided on floors 1 – 3 (that meets Part M provision 4.24 which calls for one accessible bedroom for every 20 bedrooms, and BS8300:2009 12.8.1 provision of an accessible bedroom with an accessible shower). These bedrooms are accessed by two full passenger lifts and spacious corridors that have sufficient dimensions to enable turning within the car. The room themselves have generous proportions and are well positioned near the lifts.

Fire Strategy

- 9.6.9 The fire strategy includes provision for disabled guests as follows:
- Safe evacuation from the accessible bedrooms would be by use of an Evac chair, for which staff training will be required.
 - Personal visual fire alarms will be available for deaf residents and visual alarms (xenon beacons) will be installed in ground floor toilets.
 - Statutory fire escape signage will be provided throughout.
- 9.6.10 This should ensure safe and convenient egress for all users of the building.

9.7 Conclusions - D&A issues

- 9.7.1 In planning terms, there is a presumption in favour of sustainable development which meets national and local policy requirements.

- 9.7.2 The proposed development is fully accessible and goes beyond the current requirements in terms of a sustainable building proposal.
- 9.7.3 The proposal is well designed, in context, form and detail.
- 9.7.4 There is considerable guidance in the National Planning Policy Framework about design generally (Chapter 7) and the need to Conserve and Enhance the Historic Environment (Chapter 12). There is particular emphasis on the context of development and how it integrates into a natural, built and historic environment (para 61) and the need to reinforce local distinctiveness (60).
- 9.7.5 In a Conservation Area not only should character and appearance be maintained or enhanced, there is an emphasis on ensuring that development makes a positive contribution to local character and distinctiveness. Furthermore the NPPF goes on to state: *Local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution or better reveal the significance of the asset should be treated favourably (para137).*' (HPK/2012/0391 & HPK/2012/0401, MAIN ISSUES AND COMMENT: paras 6,7)
- 9.7.6 The proposed development reflects full appreciation of the existing building's heritage contribution through replication of positive key features, as well as enhancing the site's overall contribution to the area by improving low significance aspects, which previously contributed very little to local distinctiveness.
- 9.7.7 The proposed development will maintain and enhance the heritage asset (*the conservation area*) given the sensitive design approach founded upon enhancing the building's contribution to the heritage asset. This has been achieved by respectfully maintaining the contribution of significant aspects of the existing site, as well as improving those identified as being of little value, in keeping with the distinctiveness expected of a townscape landscape asset. (Please refer to critical view analysis).

10 Recommendations

10.1 Recommendations

- 10.1.1 The proposal is a sustainable development and as such it should be accepted and consent given for the replacement of The Buckingham Hotel with the scheme as described in the accompanying drawings and reports, subject to conditions and agreements as appropriate.
- 10.1.2 It is recommended that, before the demolition takes place, a historic building recording is undertaken, to a level to be agreed with the LPA, in order to retain by record and in the public interest and also to guide the detailed accomplishment of the replacement building.

11 Planning framework

11.1 Statutory protection

The Planning (Listed Buildings and Conservation Areas) Act 1990 The Town and Country Planning Act 1990 (both as amended)

The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which are within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

Section 16 of the Act requires that, when making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

Section 66 of the Act 1990 requires that, in considering any planning application that affects a conservation area a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Act 1990 requires that, in considering any planning application that affects a conservation area a local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

11.2 National Planning Policy Framework⁸

The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' (DCLG 2012 para 17). It recognises that heritage assets are an irreplaceable resource (para 126), and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account (para 128). The NPPF encourages early engagement (i.e. pre-application) as this has significant potential to improve the efficiency and effectiveness of a planning application and can lead to better outcomes for the local community (para 188).

NPPF Section 12: Conserving and enhancing the historic environment, is produced in full below:

Para 126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage

⁸ The NPPF 2018 review is currently out to consultation.

assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 129. 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.

Para 130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 131. In determining planning applications, local planning authorities should take account of:

- 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.

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

Para 134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Para 135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Para 138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Para 140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Para 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also 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.

11.3 Local Policy

11.3.1 Local policy is considered in the main body of this report.

12 Determining significance

12.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

12.1.2 Table 1 gives examples of the significance of designated and non-designated heritage assets.

Table 1: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings English Heritage Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
English Heritage Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

12.1.3 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.