

**6 Grosvenor Mansions
Broad Walk
Buxton
SK17 6JH**

Planning Ref: HPK/2022/03990400

Heritage Statement

Grosvenor Mansions was built in the 1860s as a block of three vertical townhouses, now divided into 12 premises, eleven of which are residential flats and one of which is a commercial, Dentists, premises. This proposal relates to the first floor flat in what was the third townhouse.

In common with most buildings along Broad Walk, the building is Grade II listed. Most of the remaining original houses are also now divided into flats. Despite many listings Broad Walk presents a very mixed economy of appearances – including three hotels, a residential home, two businesses and a large unlisted block of retirement flats built in a 1970s style. Most of it is subject, therefore, to a good deal of signage and even a bollarded carpark on one frontage. Hartington Road, which runs along the rear of the entirety of the Broad Walk premises was clearly designed as a service road.

This proposal recognises the importance of protecting the heritage and preserving the essential appearance of Grosvenor Mansions whilst responding to the need to ensure that the premises are comfortable and attractive to live in. This includes ensuring that heat loss is minimised, energy costs are kept as low as possible and potentially damaging condensation is minimised. Such considerations will ensure the saleability and, therefore, the sustainability of the building and its heritage value. Modern day priorities will clearly consign buildings which do not meet these expectations to abandonment and decay.