

Heritage Statement

10 Robertson Road, Buxton, Derbyshire, SK17 9DY

Introduction

This Heritage Statement is written to accompany a planning application submitted by Smashbox Architecture.

The application site is the property, 10 Robertson Road which is located within the administrative area of High Peak Borough Council (the Council). 10 Robertson Road is not a statutorily Listed Building; however, the property sits within the Buxton Conservation Area.



Image of 10 Robertson Rd courtesy of Google Earth (2022)

Background: 10 Robertson Road, Buxton

The application site constitutes a semi-detached property located facing Robertson Road. The property is not mentioned in the Buxton Conservation Area Appraisal.

The Buxton Conservation Area Appraisal (BCAA) (2007) makes the following references to Robertson Road in the following locations:

“The coursed gritstone walls reappear near Robertson Road. The houses were developed much later and range from turn of the century Arts and Crafts inspired houses, to very recent 20th-century houses. (BCAA:99)”

“The large gaps between the houses along College Road provide glimpses of properties at the rear on the raised land at Robertson Road and show that the plots were not deep, the main emphasis being on the front garden. This may have

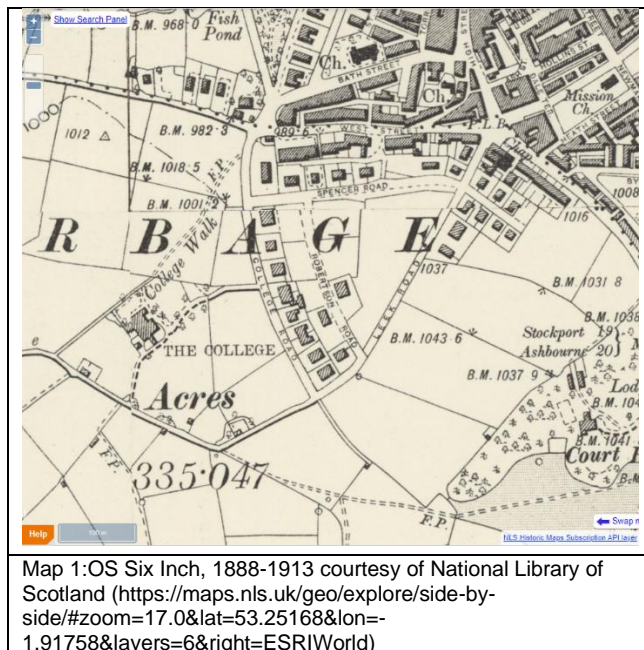
been directly influenced by the Estate requirements, as it was normal by this time for houses to have larger private gardens at the rear. (BCAA:100)”

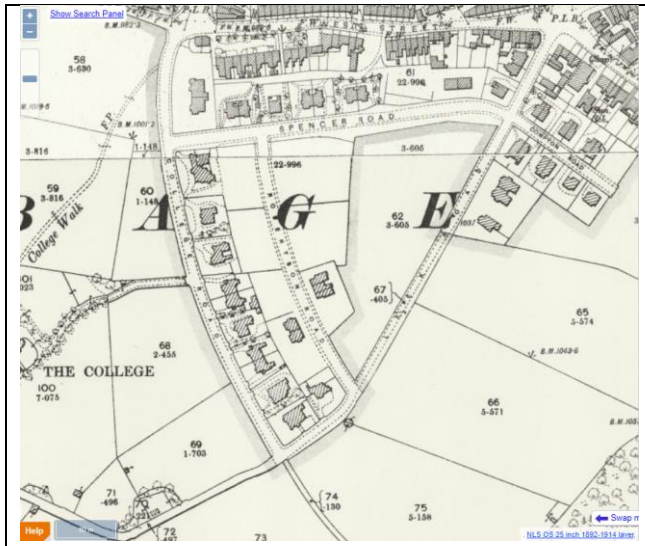
“Robertson Road, Spencer Road & Compton Road These streets sit on a secondary limestone plateau raised above West Road. The area is characterised by a wide variety of houses that exhibit both the traditional character of Victorian Buxton – tall three-storey buildings in stone, with stone bay windows and sashes - and the more eclectic and two-storey horizontal character of Edwardian Arts and Crafts influenced buildings, some still with their original graduated Westmoreland slate roofs. The majority of the 19th-century houses are gable-fronted with gabled half-dormers and a high proportion of these retain their original decorative bargeboards and drop finials. All of them retain their original roof coverings of natural Welsh slate.

“Spencer Road has a higher proportion of surviving street trees; those along Robertson Road have dwindled to a few sycamores. (BCAA:101)”

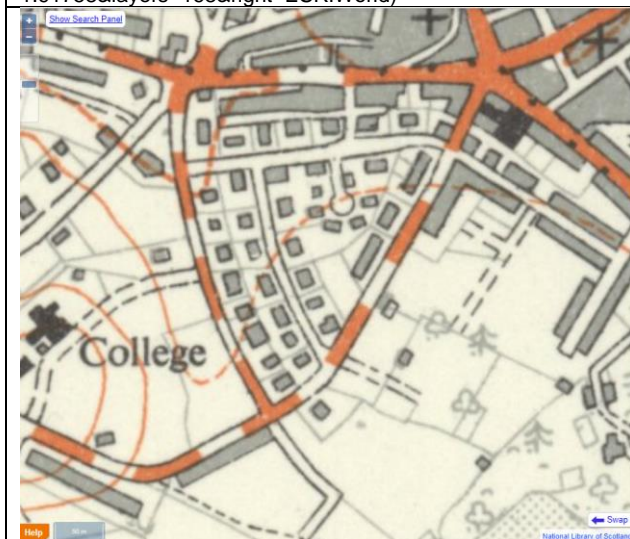
“Robertson Road has a generally more unusual mix of houses than either Spencer Road or Compton Road, and more individual variety within each pair of semis. The west side of Robertson Road overlooked College Road and there are interesting glimpses of buildings between the pairs of semi-detached houses. (BCAA:101)”

Mapping Progression





Map 2: OS 25 inch, 1892-1914 courtesy of National Library of Scotland (<https://maps.nls.uk/geo/explore/side-by-side/#zoom=17.0&lat=53.25168&lon=-1.91758&layers=168&right=ESRIWorld>)



Map 3: OS 1:25,000 1937-61 courtesy of National Library of Scotland (<https://maps.nls.uk/geo/explore/side-by-side/#zoom=17.0&lat=53.25168&lon=-1.91758&layers=10&right=ESRIWorld>)

Properties along Robertson Road are predominately 20th century including 10 Robertson Road, these properties incorporate design characteristics of their earlier Victorian neighbours notably in the design of the plots; Map 3 is a good example of this.

Robertson Road exhibits the 20th-century approach to housing and the desire to integrate new properties within the traditional character of Victorian Buxton. In this, it has its greatest significance to the Conservation Area.

10 Robertson Road has some individual historical significance to the Conservation Area; in terms of the above and has some architectural significance albeit, the architectural significance has been somewhat eroded by additions approved in the past.

Planning Policy Background

The Development Plan comprises the High Peak Local Plan (2016), the policies pertaining to Heritage Assets echo National Guidance contained within the National Planning Policy Framework (2021) (NPPF) and are consistent with the requirements of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

In addition to the policies within the Development Plan and the National Planning Policy Framework (2021), the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 is of relevance where it pertains to Conservation Areas. This is as well as non-statutory guidance produced by Historic England and the Council, in particular, the Buxton Conservation Areas: Character Appraisal (2007).

Methodology

This desk-based assessment, based on best practice and guidance from within Legislation and Government and Local guidance documents affords any impacts one of four categories: neutral, slight, detrimental, or positive.

Neutral is an impact that protects the status quo in terms of significance; such an impact does not enhance or result in a detriment. A slight impact results in a change, but this change does not result in harm. Detrimental impacts are harmful impacts or impacts that detract from significance. Positive impacts enhance significance.

Assessment

This Heritage Assessment fulfils the requirement of Paragraph 194 of the NPPF to provide a Heritage Assessment of sufficient detail, consummate with the development proposed that assesses the impact of the proposed development upon the significance of any designated heritage assets which may be impacted by a development proposal.

The designated heritage asset for this assessment is the Buxton Conservation Area, designated firstly in 1968 and subsequently extended on various occasions, the latest being 2007.

The mapping progression and guidance from the BCCA 2007 have been scrutinised to influence this assessment.

The proposals are residential in character, and the site and the surrounding area are residential in character. Thus, the proposal will have no impact on the character of the Conservation Area.

The proposed development does not require the loss of mature trees and the characteristics of the plot will remain appreciable. The proposed development will not impact the key characteristics of Robertson Road that have resulted in its inclusion within the Conservation Area.

Enlarging the entrance will result in a slight change to the appearance of the frontage within the Conservation Area, the extent of enlargement is small, and the change would have a limited visual impact.

In terms of longer views around the Conservation Area, due to the characteristics of Robertson Road, the presence of mature trees, and due to the residential scale of the development

proposed, any longer views will not be impacted; accordingly, the proposal will have a neutral impact in this regard.

The gaping between the houses along Robertson Road that provide glimpses of properties at the rear on the raised land along College Road will be slightly impacted by the presence of the outbuilding. However, the outbuilding is set back from the front elevation and any impacts are limited to the immediate context.

The proposals will have a slight impact on the immediate street scene due to the fact the proposals are residential in character and appearance and therefore, consistent with the pattern of surrounding development. The proposals while having a slight impact will not result in detriment to the street scene. Overall, in terms of long views, medium views, and short views in/around the Conservation Area the proposal will have a slight/neutral impact.

Conclusion

The proposal will have a slight/neutral impact on the characteristics of the application site that contribute to the inclusion of the site within the Conservation Area. As explained a slight impact results in a change, but a change that is not harmful to the significance of the Conservation Area.

The proposals will have a neutral/slight impact on long, medium, or short views in/around the Conservation Area, the proposals will only be visible from short views within the Conservation Area, and mature trees (subject to protections) and set back position of the outbuilding result in the proposals not being visible in medium to long views.

Overall, the proposal can only be considered to comply with the policies within the Development Plan and the NPPF.