

A National Amenity Society

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30th March 2023

The Artisan Quarter, Spring Gardens, Buxton, SK17 6BZ. Application No. HPK/2023/0064

Thank you for consulting the Council for British Archaeology (CBA) on the above case. Based on the information supplied with this application, the CBA share these concerns and offer the following advice.

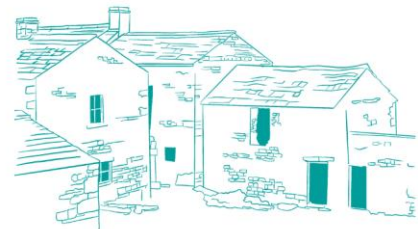
Summary

The CBA object to this application and recommend it is withdrawn or otherwise refused by your LPA as contrary to the requirements of paragraphs 194, 195, 199 and 200 of the NPPF. We recommend an archaeological building record should be required to Level 3 to achieve an informed understanding of the site's phased development and significance. This will help to mitigate the harm caused to the site's significance from the internal stripping of almost all fixtures and fittings. An improved understanding of the site's significance should inform a revised and less intensive scheme to bring this building back into use.

Significance

The national importance of the application site is identified by its designation as a Grade II Listed building (NHLE No. 1259203). The former White Lion and attached stable block developed as a coaching inn during the C18th but the site is believed to contain an earlier C17th small holding within the C18th building form. The site was further developed in the C19th and C20th as a coaching inn, pub and hotel. The site's phased development and evolution, as apparent in historic fabric and plan form, will considerably inform the significance of this site.

The site is within the Buxton Hardwick Conservation Area and also the Buxton Area of Archaeological Interest. These area designations require any development to be in keeping with the character and appearance of the conservation area and informed by the archaeological potential for Roman, medieval and post medieval deposits that could be encountered during any service trenching or other excavations on site.



The accompanying Heritage Statement does not sufficiently understand the significance of the building in terms of its phased development and evolved plan form. Neither does it assess the impacts of these proposals on that significance. Therefore, the requirements of NPPF paragraph 194 are not met and the ability of your LPA to fulfil the duties placed on you by NPPF paragraph 195 is very much hindered.

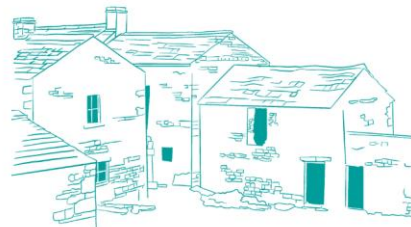
Comments

The CBA are concerned about the quality of the application documents. As mentioned above, the Heritage Statement does not understand the building's significance. The proposals are therefore not informed by an understanding of the site's significance and would cause an unjustified level of harm to it. The existing plans and elevations present a uniformity in the walls and plan form which is inconsistent with multi-phased buildings that date from the C17. They do not appear as an accurate representation of the existing structure as shown in photographs in the Condition Survey. The lack of sufficient detail about the site, as existing, means these drawings are not fit for purpose.

The CBA are also concerned about the extent of internal strip out that has exposed the bare masonry within the building. The NHLE List description notes that "surviving internal features and layout contribute to overall interest." How much of the removed plaster was original, what is the justification for stripping the inside of the building? Was this carried out with listed building consent? The loss of historic plaster, coving, skirting, doors and door frames will have harmed the building's significance in a way that is contrary to the requirements of NPPF paragraph 199, to give 'great weight' to conserving the significance of the listed building. Arguably, this loss of fabric elevates the significance of the extant plan form, staircases and any historic windows and doors still surviving in the building.

Whilst the CBA deeply regret the high level of harm caused by the heavy internal strip out of the former White Lion, some public benefit could be gained from the loss of so much internal fabric through an archaeological recording of the building in its current form. The C17th phase of development should be legible, as will subsequent additions and developments of the building in the masonry and structural timbers. The CBA consider that a Level 3 Recording of the building would mitigate some of the harm caused already and should be required to meet the obligations of NPPF paragraph 205.

The Level 3 Building Record generated should be the basis of a Heritage Statement that should be used to inform a revised scheme that is based on the requirements of NPPF paragraph 199 to give 'great weight' to conserving the significance of the building through its adaptive reuse. Whilst the CBA do not object to the principle of subdividing the site into apartments, if this is deemed by your



LPA to represent its optimum viable use (as per NPPF para 202), we do object to the current scheme, which we believe represents an over development of the site. Future internal subdivisions should be based on the historic plan form of the building and must retain the existing stair location, ideally repairing as much of the existing staircase as possible.

Recommendations

The CBA **object** to this application and recommend it should be withdrawn by the applicants or otherwise refused by your LPA. At present it fails to meet the requirements of paragraphs 194, 195, 199 and 200 of the NPPF. A Level 3 recording of the building should form the basis for a heritage assessment that understands the site's significance. This in turn should inform a revised scheme. The CBA consider that an appropriate scheme to bring this site back into use needs to be conservation led in its materials and subdivision in order to best reveal the building's significance as a multi-phased coaching inn. This is likely to require subdivision into fewer units.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Kind Regards,

Catherine Bell. MA (cons), ACIfA
Listed Buildings Caseworker

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, **Arrangements for handling heritage applications – notification To Historic England and National Amenity Societies and the Secretary of state (England) direction 2021.**