
Heritage Statement (March 2023)**1. INTRODUCTION & BACKGROUND**

- 1.1 Summit Planning Associates has been appointed by Buckley & Hurst to prepare a Heritage Statement to support a proposal for the change of use and conversion of a former private day nursery to apartments at, The Willows Day Nursery, 23 Park Road, Buxton, SK17 6SG.
- 1.2 The proposed works essentially provide for the change of use of the premises from a former private day nursery to 6 apartments and modest external works, ancillary to the primary change of use, comprising of the enlargement of two existing windows at basement level to the front elevation; and two lightwell areas created to the side elevations to provide basement level access.
- 1.3 A Heritage Statement has been requested by the Local Planning Authority (LPA) because the application site falls within the 'Buxton – The Park' Conservation Area.
- 1.4 The Buxton Conservation Areas Appraisal document (2008) identifies the main characteristics of the Buxton Park Conservation Area as:
- Large detached & semi-detached villas set within large mature gardens;
 - Soft planted boundaries;
 - Level lawns surrounded by planted shrubberies and houses raised up on building platforms;
 - Short and gradually unfolding views, contained by the tree cover alongside the roads & the curve of the street;
 - Expansive panoramic views from the central oval; and
 - Glimpses of important historic buildings.
- 1.5 The following plans have also been submitted with the application submission;
- i) Dwg No. SITE 01 – Site Location Plans;
 - ii) Dwg No. SITE 01 – Block Plan;
 - iii) Dwg No. BASEMENT 01 – Basement as Proposed;
 - iv) Dwg No. GROUND 02 - Ground as Proposed;

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- v) Dwg No. FIRST-SECOND 3 – First-Second as Proposed;
 - vi) Dwg No. ELEVATIONS 01 – Front and Rear Elevations;
 - vii) Dwg No. ELEVATIONS 02 – Side Elevation;
 - viii) Dwg No. ELEVATIONS 03 – Side Elevation;
 - ix) Dwg No. SECTIONS 01 – Section;
 - x) Dwg No. SECTIONS 02 – Section;
 - xi) Dwg No. SPEC 01 – Specification;
 - xii) Dwg No. EXISTING 01 – Basement and Ground Floor as Existing;
 - xiii) Dwg No. EXISTING 02 – First & Attic Floor as Existing;
 - xiv) Dwg No. EXISTING 03 – Roof Plan & Section as Existing;
 - xv) Dwg No. EXISTING 04 – Section & Side Elevation as Existing;
 - xvi) Dwg No. EXISTING 05 – Front & Rear Elevation as Existing; and
 - xvii) Dwg No. EXISTING 06 – Side Elevations as Existing.

2. POLICY BACKGROUND

- 2.1 Paragraph 189 of the National Planning Policy Framework (NPPF) sets out that heritage assets range from sites and buildings of local historic interest to those of the highest significance. It confirms that these assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 2.2 Paragraph 194 states that 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.
- 2.3 Paragraph 197 confirms that, in determining applications, local planning authorities should take account of;
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.4 **Policy EQ 7** (Built and Historic Environment) of the High Peak Local Plan, adopted 2016 states that the Council will conserve heritage assets in a manner appropriate to their significance. Insofar as Conservation Areas are concerned it confirms that this will require development proposals to demonstrate how the proposal has taken account of the distinctive character and setting of individual Conservation Areas including open spaces and natural features and how this has been reflected in the layout, design, form, scale, mass, use of traditional materials and detailing in accordance with Character Appraisals.

3. HERITAGE CONSIDERATIONS

- 3.1 As confirmed at para. 1.2, the proposed works essentially provide for the change of use of the premises from a former private day nursery to 6 apartments and modest external works, ancillary to the primary change of use, comprising of the enlargement of two existing windows at basement level to the front elevation; and two lightwell areas created to the side elevations to provide basement level access.

IMPACT OF DEVELOPMENT PROPOSAL

- 3.2 The application proposal includes only for modest physical works. It is primarily concerned with the change of use of the former private nursery premises, to six apartments.
- 3.3 The Buxton Conservation Areas Appraisal document (2008) identifies the main characteristics of the Buxton Park Conservation Area as:
- Large detached & semi-detached villas set within large mature gardens;
 - Soft planted boundaries;
 - Level lawns surrounded by planted shrubberies and houses raised up on building platforms;
 - Short and gradually unfolding views, contained by the tree cover alongside the roads & the curve of the street;
 - Expansive panoramic views from the central oval; and
 - Glimpses of important historic buildings.
- 3.4 The modest nature of the proposed works are not so extensive as to undermine any of these main identified characteristics. As such, the development proposal will accord with the objectives of the Buxton Conservation Areas Appraisal document (2008) and policy EQ 7 (Built and Historic Environment) of the High Peak Local Plan (2016), which requires development proposals to conserve heritage assets in a manner appropriate to their significance and the distinctive character and setting of individual Conservation Areas.
- 3.5 Overall, it is considered that the application proposal will serve to conserve the significance of the heritage asset.