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HERITAGE IMPACT ASSESSMENT

Conversion of The Former Coach House, Greenmoor



Reference: 1414/HIA/230510/A

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A SIGNIFICANCE

1 Introduction

1.1 This statement has been completed to accompany a planning application and listed building application for the proposed conversion of the building known as The Coach House at Greenmoor, Carlisle Road, Buxton. The purpose of this statement is to assess the significance of the heritage asset and assess any impact the proposals may have and providing justification for the proposed design. This report should be read in conjunction with the Design, Access and Planning Statement and any proposed plans and visual images

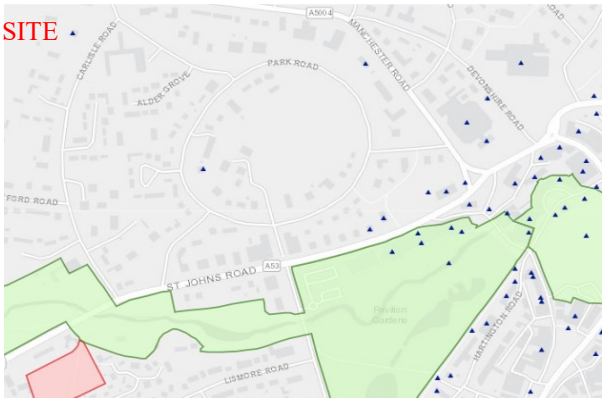
2 Location and Historical Detail

2.1 The application site lies to the north western side of Buxton Town Centre. The Peak District Online website describes Buxton as *'….The History of Buxton is an old market and spa town, nestling amongst the surrounding Derbyshire hills in The Peak District at a height of over 1000ft, making it the highest town in England. It grew in fame as a spa town because of the pale blue water which bubbles up from thermal springs beneath The Crescent. It's fame as a health spa dates back to Roman times, who were thought to have settled here around AD80 and built baths, the remains of which were excavated in the 17th and 18th centuries. Over the years Buxton became popular with pilgrims wanting to take the waters and one famous visitor was Mary Queen of Scots who suffered badly from rheumatism. The 18th century saw much development of the town and Buxton History with the building of The Crescent by the 5th Duke of Devonshire with money made from his copper mines. The building included a ball room and an assembly room and was completed in 1788. Originally it contained a town house for the Duke but by 1804 he had relinquished his accommodation and it became the Centre Hotel with a hotel on each side, St Ann's to the west and the Great Hotel to the east. Hotel guests were able to use private entrances to the baths. In 1857 a portion of the stabling block was given over as a hospital. The magnificent slate dome was added in 1880 and at that time was the largest unsupported dome in the world with a span of 154 feet. The hospital is now part of Derby University. The Palace Hotel was designed by Henry Currey in 1867 and is now the largest hotel in Buxton and one of the largest in The Peak District. It was built to accommodate the growing number of visitors anticipated with the coming of the railway to Buxton.'*

2.2 The Buxton Conservation Areas Character Appraisal April 2007 notes that '*Until its expansion in the late 18th century, the town was also probably a focal point for trade, being right next to the boundary with three counties and drawing in trade from a wide area of upland Derbyshire and Staffordshire. The old part of the town was concentrated around the market place, which continued to have an important role in the 19th century, although, eventually, the commercial focus of the town moved from Higher Buxton down to Spring Gardens, in the 20th century'*.

2.3 The site lies to the north west of the town centre on Carlisle Road, south of one of the main roads into the town, Manchester Road. Whilst Buxton has a rich heritage, those buildings which have been given a statutory listing by Historic England lie predominantly to the centre and the east of the town.

There are very few listed buildings within the vicinity of Greenmoor itself.



Extract from Historic England showing listed building locations

2.4 The building lies to the western side of the site in the north west corner of the site. The application building has no historical listed status of its own, but is curtilage listed due to its proximity to the adjacent grade II listed 'Greenmoor' property to the east of the Coach House.

2.5 The site lies off Carlisle Road and within a conservation area known as 'The Park'.

2.6 The 'Greenmoor' property is a grade II listed building, under List Entry Number 1259391 and is described as …*'House. 1897/8. By Barry Parker and Raymond Unwin. Rock-faced millstone grit and ashlar dressings, timber-framing and plaster, tile hanging with a plain tile roof. 2 tall brick stacks. STYLE: Vernacular Revival. PLAN: L-plan. EXTERIOR: 2 storeys with attic and basement. Ground floor stone, upper floor rendered and attic tile-hung. South front has 3 windows. Added square porch to lex, then two 2-light mullion windows, then a 3-light window and a canted corner window. Above 3 canted wooden oriel windows, the central one with side lights. Above a large gabled dormer window with 4-light wooden oriel window. East front has canted bay windows at either end with 2 small casements set-back between. Above wooden canted bay at either end with linking balcony and turned wooden columns. Above a 6-light raking dormer divided by a tall brick stack. North entrance front has projecting wing to lex with mullion window and canted corner bay with above 2 canted oriel windows and above again a 4-light wooden oriel. Right return has 2-light mullion window, and 2 storey porch in re-entrant angle. Porch has stone base and 3-light casements to each face above. To right 4-light mullion window to ground floor and canted wooden oriel with single lights above. Above again a 5-light dormer window with single light set at right angle. West front has tall external chimney stack. Gable has coping and large scale kneelers. Mullion windows to ground floor, and wooden casements above. All windows have leaded casements. INTERIOR: not inspected. (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 116; BP/F51/1-9)'.*



Greenmoor (Coach House in the distance)



Historical Aerial Photo of the coach house

2.7 The next nearest listed building to the application site is Longford Lodge which is a grade II listed building, reference 1258014. Historic England describe the property as *'House. 1894 by Barry Parker. Coursed rock-faced millstone grit, with ashlar dressings. Welsh slate roof and stone stacks. EXTERIOR: 2 storey plus attics. Chamfered plinth. Irregular 3 window entrance front, with projecting gabled single window to left. Central projecting wooden porch, reached up 4 stone steps. Tudor arched 4-panel door with glazing bar overlight, topped with flat overhanging roof finished with square latticed balustrade. Above single 3-light cross casement to right. Left wing has 3-light cross casement, above a single light corner window and in the gable a single plain sash. Garden front has projecting wing to right with very unusual, canted and square bay window projecting across the across this junction, with a 3- and a 4-light cross casements. Above to left a stone oriel window supported on 3 brackets with 4-light cross casement, and then a 3-light through eaves gabled dormer window. Right corner has 2 storey square bay window are across the corner with 2 pairs of cross casements to each floor. Left return has single cross casement and hipped single storey projection. Blank first floor and above a plain sash in right gable and a small through eaves gabled dormer to left. INTERIOR: not inspected. HISTORY: this house was one of 3 originally built by Barry Parker in The Park. Of the other two, Strachur (not included) has been altered and Moorland has been demolished. They are believed to have featured in "Our Homes" (1895) by B Parker, and also in "Art of Building a Home" 1901 (Parker and Unwin). (The Buildings of England: Pevsner N: Derbyshire: Harmondsworth: 1953-1986: 116; Parker B: Our Homes: 1895-; Parker B: The Art of Building a Home: 1901-)'*



Longford Lodge (Image from British Listed Buildings Website)



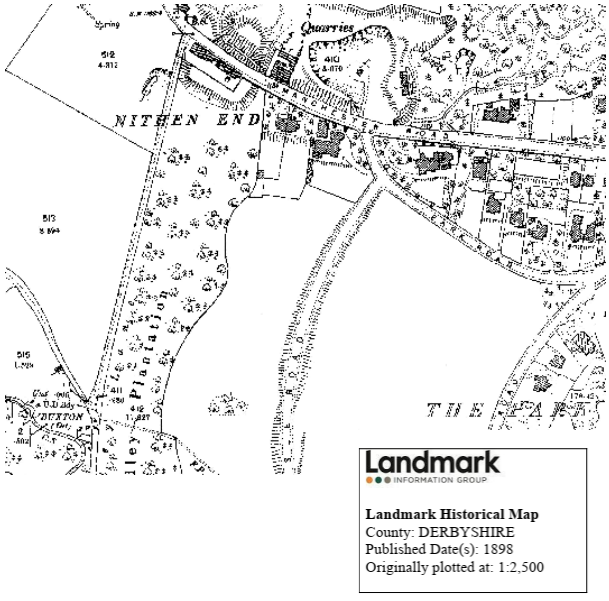
Manchester Road Semi Detached Properties (Image from Google 2021)

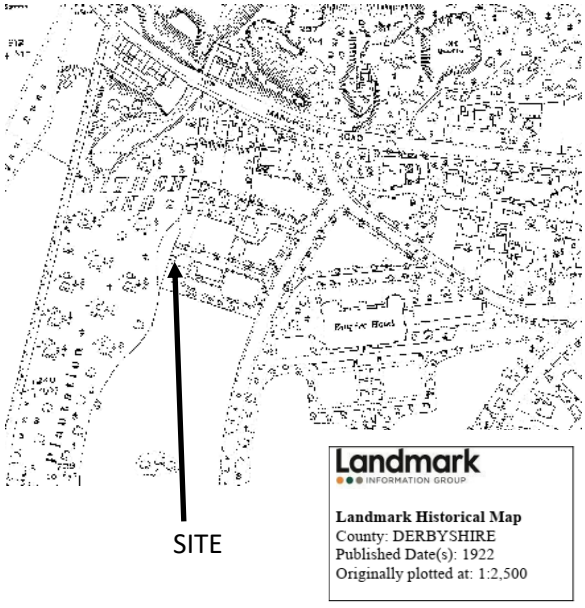
2.8 The second nearest listed structure is a pair of semi-detached houses on Manchester Road described by Historic England as *'Mid C19 with C20 alterations. Coursed tooled millstone grit with ashlar dressings and Welsh slate hipped roof with stone stacks. EXTERIOR: 2 storeys and basement. Bracketed eaves and rusticated quoins. Front has symmetrical 6-window range arrange 1:2:2:1, the outer windows in slightly projecting gabled wings. Ground floor has open verandah with cast-iron columns and ornate spandrels supporting a lean-to roof. 4 sets of glazed double doors each with sidelights and overlights, those to the left centre altered and extended. Above four 2/2 sashes with projecting bracketed sills, flanked by triple graduated round headed windows with 2/2 sashes in outer bays. Left and right returns have entrances set within single storey enclosed porches with flat roofs, blocking parapets, and moulded cornices. Doorways have arched surrounds with fanlights and pilaster surrounds. The entrance to left has been altered to a window; the door is now at the side. INTERIOR: retains some original marble fireplaces, shallow archways to ground floor. Flag floor to cellar with coal chute.*

2.9 What is noteworthy to mention is that both the application site and the listed structure at Longford Lodge are both designed by or designed with Barry Parker, and both houses, whilst different in their visual appearance, are both constructed in millstone grit in an arts and crafts style. Barry Parker is believed to have worked with his father on the design of Longford Lodge but worked in liaison with Raymond Unwin on Greenmoor. Both went on to become involved in the design and planning of Letchworth Garden City.

3 Historic Development of the Site

3.1 The site lies in what is now known as 'The Park Conservation Area' but over 100 years ago the site looked very different.





3.2 The 1898 map shows very little development in the area prior to 1900. Greenmoor was constructed circa 1898 and therefore does not appear on early mapping yet is present, along with the coach house on 1922 mapping, along with adjacent property Ravensworth.

3.3 Large amounts of the land in Buxton at the turn of the 20th century were owned and developed by the Dukes of Devonshire. The site lies within Area 5 under the Buxton Conservation Area Appraisal 2007 and is described as '*includes the planned development of Buxton Park and Devonshire Park, developed by the Dukes of Devonshire between the 1850s and 1880s to landscape layouts by Joseph Paxton and Robert Rippon Duke*.'

3.4 The Conservation Area Appraisal details the progression of The Park (also known as Buxton Park) from the 1850's whereby the Duke of Devonshire's Head Gardener Joseph Paxton set out a scheme for development of the area and notes that by the late 1800's the OS map of 1897 '*shows that as a result of the slow & piecemeal nature of the development of The Park, the estate could not afford to be wedded to Paxton's layout and they had started to develop the oval green space, long before they started to develop any houses on Carlisle Road. The estate was beginning to sell off plots of land more aggressively and as Buxton became more popular as a holiday destination and rich commuter suburb to Manchester and Stockport these were often developed by wealthy businessmen using locally and regionally known architects, e.g. Green Moor at Nithen End by Parker &* Unwin'.

4 Application Building and Adjacent Heritage Asset ' Greenmoor'

4.1 The below images show the Coach House building (which is the application site) and the adjacent heritage asset, Greenmoor.

Coach House: Elevations





4.2 The building is of a timber construction, with a stone chimney stack, clay tiled roof with upstanding tiled vents. It reflects the style and character of the adjacent Greenmoor residential property in part due to its white and black timber façade aesthetic.







4.3 It appears that some modifications have been carried out and a single storey pool house structure has been added to the rear of the building at the north of the site. The single storey elements to the building reflect the timber-framing and plaster to the main property and elements of the original coach house building. Existing openings are in keeping with the historic coach house use of the building with split opening stable style doors on large hinges.

4.4 To the southern side of the Coach House is a small stone boundary wall with gate piers which forms a small side courtyard.



Coach House: Internally

4.5 Internally some previous modifications have been carried with the introduction of a kitchen and bathroom area. A spiral staircase provides access to a small first floor area. The alterations are modern alterations, however they have no impact on the heritage asset. Internally timber trusses and openings are evident which link back to the sites former use.








Coach House: Externally

4.6 The Coach House is set to the northwest corner of the plot and is surrounded by lawned area to the south west, and bound by existing mature vegetation to existing south, west and northern boundaries as shown in the design and access statement. Amenity space also lies to the rear (north west) corner of the site.



Coach House Historic Features

4.7 As part of a pre-application enquiry response the council conservation officer requested additional details on the construction of the property, whether there are any existing historical architects drawings which exist and whether there are any special features of the building as a pre cursour to see, if there are any, how these may be affected by the proposals.

4.8 What is initially interesting is that the Coach House is not mentioned at all on the Historic England Listing for Greenmoor, not even to say that it exists in proximity despite historical mapping from that time showing a building of a similar 'L' shape in existence. It is noted that plots of land in the area were sold off to wealthy businessmen and in the case of Greenmoor, it is possible that the Coach House was used for stabling purposes. To date, evidence of this use and concrete dating of the construction of the Coach House have been unable to be established.



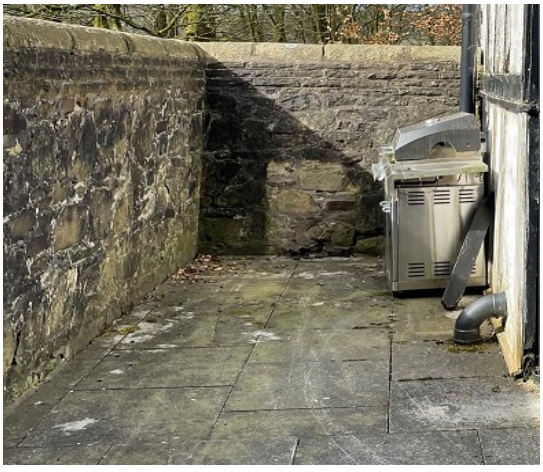
4.9 The upstanding roof tile vents are an interesting architectural design feature and their prominence upwards out of the roofscape has similarities with the 5 light dormer window to Greenmoor which too protrude out of the roofscape.



4.10 The black and white timber framing and render are also in keeping with the adjacent Greenmoor and create a visual historical link with the adjacent building.



4.11 The single storey garage building to the north east of the main Coach House building, whilst constructed and finished in black and white timber to reflect the adjacent Coach House, is a clear and modern addition to the site

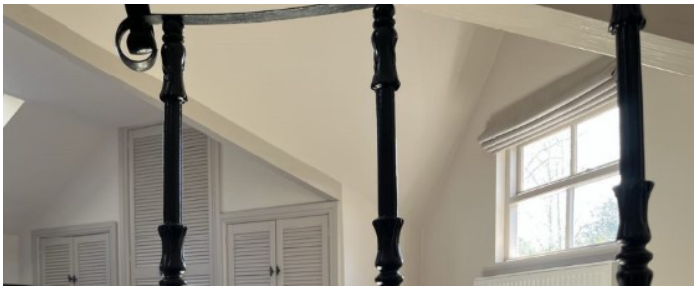


4.12 The stone boundary wall neatly bounds The Coach House clearly identifying and retaining this building as separate from Greenmoor, which sits approx. 45meters to the east.



4.13 Internally the building appears to have undergone modern alterations however there are some original features which remain. For example at roof level it appears that existing valley beam details have been retained along with potential timber truss details.









4.14 There is an existing spiral staircase to first floor which is unlikely to have been an original feature from 1897.

4.15 The interior appears to be in relatively good condition having been maintained. This is the case too for the single storey swimming pool area.





4.16 The kitchen area is a non historic feature and a modern addition.

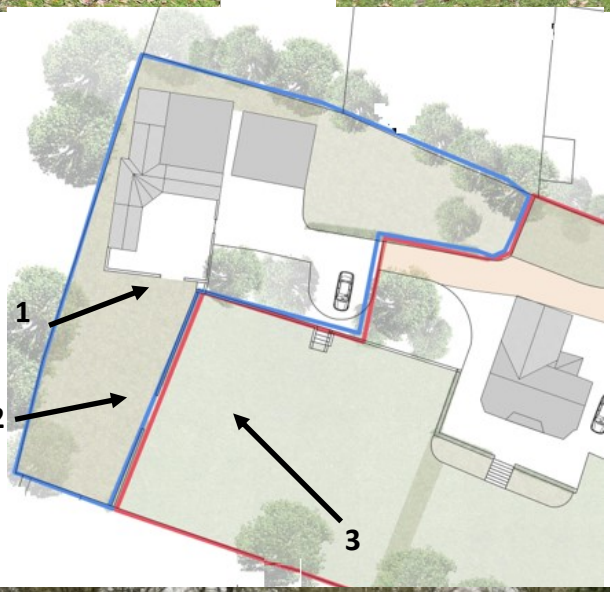
4.17 The modern alterations to The Coach House have reduced any heritage value of the building as a coach house but are of a complementary style.



4.18. Externally, historic aerial photo shows well defined site boundary and natural vegetation curtilages to the coach house. Each individual dwelling will have ample private amenity space without the need for alteration to any of the existing site boundaries. The photos below show the curtilage in greater detail.









The Adjacency Heritage Asset: Greenmoor

4.18 Unlike the Coach House, Greenmoor is a grade II listed house, being listed in 1981.

4.19 The detached dwelling is a building of high significance inside and out owing to its design and construction by nationally recognised architects Barry Parker and Raymond Unwin, who were Arts and Crafts movement architects who went on to be highly influential in the Garden City Movement, designing Hampstead Garden Suburb and Letchworth. They published influential books on town planning and practice during their career.



East facing elevation towards lawned area





Elevation facing towards The Coach House

5 Assessment of Historical Significance: Coach House

5.1 In assessing a site's significance, the NPPF under paragraph 189 states that '*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'.* This report has looked into the relevant historic records and looked at development of the site over time, examining the buildings features and character. To assess the historical significance of the buildings and site, it is also important to consider the asset's heritage value in terms of evidential, communal, historical and aesthetic values.

5.2 Buxton is historically most know for its association as a spa town and for being largely developed by its principal landowner at the time, the Dukes of Devonshire with many parts of the town taking their names from the family. The Buxton Conservation Area Character Appraisal noted that Carlisle Road where the application site lies was formed during a second phase of Victorian development between 1879 and 1900 and that ' *the main central area had been developed by the 1870s. The last quarter of the 19th century was dominated by the provision of high quality housing, most designed for the new professional classes who were moving to Buxton to live (i.e. very little of it private lodgings). This included the western half of The Park (Carlisle Road), Temple Road and College Road to the south of the town, ...*'

5.3 The site also lies within one of the seven conservation areas in Buxton in 'The Park' with the area being developed after 1850. The buildings sit at the western most corner of the area away from the main conservation area set around Park Road. The Coach House building itself is not listed, and is curtilage listed solely due to its proximity and assumed historical relationship with the grade II listed Green Moor dwelling.

Heritage values

5.4 Evidential Value: The evidential value derives from the potential of a place to yield evidence about past human activity. The Greenmoor site is strongly identifiable as a residential site predominantly due to the longevity of the structures on site and surrounding residential development. The House and coach house are distinctly different in appearance and character and are easily recognisable as a dwelling and sub servient coach house. The conversion of the coach house into a independent unit in a sympathetic way does not reduce its evidential value and it will be clearly identifiable as a coach house conversion rather than a purpose built dwelling therefore retaining the evidential value of the site as a whole.

5.5 Communal Value: The communal value originates from the meaning of a place for the people who relate to it or for whom have a collective memory of it. The sites history and relationship with Buxton and in particular The Park Conservation area are well documented and those persons with a keen interest in Arts and Crafts style buildings will possibly have come across the site, or its designers due to their notoriety amongst the Arts and Crafts Movement and involvement. Being a residential site, the buildings will hold meaning for previous occupants and family members of previous occupants. Unlike a church for example the communal value is low.

5.6 Historic Heritage Value: The historical value of an asset comes from the ways in which past events can be connected through a place to the present. The site has a historic heritage value by its very inclusion on Historic England's Listing Building Register. The building is regarded as good example of its type and during the years following its construction, it was talked about greatly. There are links with the town of Buxton to the Roman period with some spot finds in Buxton, however these finds are concentrated around the baths, and away from the application site.

5.7 Aesthetic Value: The aesthetic value of a heritage asset comes from the way in which people can draw intellectual and sensory stimulation from a place. Architecturally, the Coach House appears typical of other Victorian stable/ coach house buildings with a central gabled two storey element. Typical split stable barn doors remain evident and with the timber fenestration, links to the former use of the building. In terms of overall significance for the building, it has not been included on Historic England's register in its own right. It is considered the heritage value is low and any would be mainly for any relationship with Greenmoor. At the current time the Coach House would benefit from conservation works to increase this value. The site is set in a good setting with southerly views over the grounds and this could be improved by the proposed conversion and refurbishment works.

5.8 Whilst the residential property Greenmoor and the Coach House have a physical locational relationship, they are two very different and independent buildings. Had the Coach House been located elsewhere on the Greenmoor site, closer to the main building it could be argued there would have been a stronger relationship between the two.



View from access towards The Coach House



View from Coach House towards Greenmoor

B IMPACT

6 Proposed Development

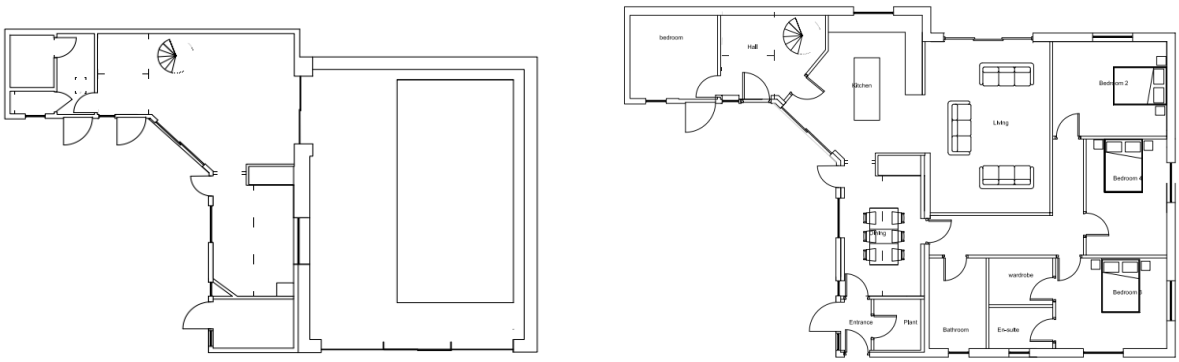
6.1 The current proposals are for the conversion the coach house into a separate and independent 4 bedroom dwelling with alterations to first floor layout.

Existing Elevation

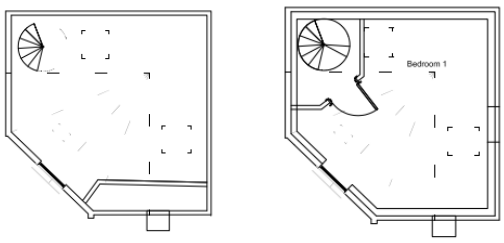


Proposed Elevation extract





Existing Ground Floor Plan & Proposed Ground Floor Plan



Existing First Floor Plan & Proposed First Floor Plan Extracts

7 Heritage Planning

7.1 Section 16 of the National Planning Policy Framework concerns the conservation and enhancement of the historic environment. What must be noted in consideration of the proposals is that The Coach House is only curtilage listed. The building has been altered and extended in the past and precedent has been set for alterations to the building. The current proposed scheme for alterations to the Coach House will predominantly only affect the modern additions and due to its current condition the scheme represents a positive development with a positive impact upon Greenmoor, improving the sites overall setting and significance.

7.2 Paragraph 189 states that *'Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. 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'*.

7.3 There are no works proposed to the grade II listed asset. Works are only proposed to a former coach house/ stabling building in the far back corner of the site. The conversion to a separate independent dwelling is a viable use of the building bearing in mind its current use for ancillary residential accommodation, its location on a residential site and in a highly residential area. On its own, the building has a low significance and is simply a former stabling building with some unsympathetic alterations. The conversion scheme would provide a more cohesive design whilst removing the glazed swimming pool area. Alteration works lie to the rear of the existing Coach House and are therefore not visible from the heritage asset. The conservation works are therefore considered appropriate to the significance of the building.

7.4 The NPPF states that *'plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place'.*

7.5 Conversion works would improve the condition of the coach house building, improve its appearance and also increase the significance of its and the adjacent heritage asset, by being located near to a building which has been ameliorated. Having grade II* listed status means the structure is deemed to also have a national significance and has stood the test of time. This is true of the Greenmoor site. The proposed full residential use is also a viable use consistent with its conservation. Aesthetically the proposals draw on the existing character of Greenmoor to provide a property which complements the adjacent listed building.

7.6 The existing accommodation is predominantly set over the ground floor area. The proposals to formally convert the building into a separate residential dwelling will provide a good sized four bedroom property set within the existing building footprint. The existing pool area will be converted to an informal seating area and bedrooms at the rear of the building. The master bedroom is proposed at first floor. The site has undergone previous extensions and alterations and the current proposal would provide the site with a dwelling of a scale and mass in keeping with the adjacent listed building.

7.7 The proposed conversion works will retain the existing character therefore in undertaking the conversion the original use will be easily recognisable.

7.8 The framework states that '*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'.* The significance and heritage value has been discussed under section 5 of the report and in summary the Coach House has a low significance at present. Its significance comes from its physical location on the site away from the heritage asset. There are also no physical evidential historical details such as date stones and similar to add to its value. It is also not mentioned on Historic England's listing of the adjacent property Greenmoor which too leads to its low significance.

8 Impact on Heritage Asset

8.1 It is recognised that any alterations to a listed building may be perceived to harm the heritage asset in terms of its setting, its value or its significance. The proposals are not for works to a listed building, but one within the large curtilage and been designed so as to reduce any potential impact upon the heritage asset whilst ensuring the longevity of the Coach House is protected.

8.2 The proposals would remove a large modern glazed element from the building (swimming pool area) and replace it with solid stone wall to match the existing building and the listed building to the east of the site. This improves the building, making it less modern in appearance. It also improves the sites setting and the setting of the adjacent Greenmoor, therefore positively impacting upon the heritage asset.

8.3 The existing timber and stone garage, which is the part of the building closest to the heritage asset, is to be retained as existing and so there will therefore be no impact upon Greenmoor. The proposal will also remove the cast stone to the pool area of the building and replace with locally sourced natural stone improving the appearance and complementing existing stone pillars on the site, along with Greeenmoor itself.

8.4 Existing openings are in keeping with the historic coach house use of the building with split opening stable style doors on large hinges. Internally timber trusses and arched openings are evident which too link back to the sites former use.

8.5 One item which was raised during the pre-application and consultation stages of the project was the matter of splitting the listed curtilage into two separate residential curtilages and the impact of this on the heritage asset. The existing access off Carlisle Road is a well established access with a long drive which runs east to west across the site towards the Coach House. This access drive is more than capable of supporting two residential houses with no physical changes required to the hard landscaping to facilitate this. There have been other examples in the Borough where listed building consent has been granted for the subdivision of a hall to create two houses, along with other planning permissions for example, for a new proposed 4 bedroom detached dwelling and detached garage to the rear and side garden of a property which required an extended dropped kerb to front to increase access to drive spaces. Both of these examples will have required the splitting up of the existing main property curtilage into two or more new curtilages for independent dwellings. Under the current application there are minimal, if any, works required to on site. The setting of the heritage asset will be retained as existing.

C SUMMARY

9 Summary & Conclusions

9.1 This statement accompanies the planning and listed building application for the change of use to a former coach house.

9.2 The building is curtilage listed only and the proposals do not negatively affect the existing historical nature or heritage value of the site. The Coach House has previously been altered, and the current scheme seeks to provide a more considered inclusive scheme to take into account the previous extension and provide additional space for residential uses.

9.3 Predominantly, the alterations proposed to the building lies to the to the rear or side of the building and are obscured from view from Greenmoor therefore reducing any visual impact upon the asset itself. The alterations and improvements to The Coach House do not detract from the historical, aesthetic or evidential value of the site. The setting remains largely unchanged and over-all the works sill have a positive enhancing effect on the site.