

16 BROAD WALK, BUXTON SK17 6JR

STATEMENT OF SIGNIFICANCE AND IMPACT.

1. This Application will be subject to Listed Building Consent as being part of the curtilage of a Grade 2 Listed Building. It also lies within a Conservation Area.
2. The listing is some 40 years old. Doubtless this was part of a Group Listing to preserve the frontages to Broad Walk which have a valuable uniformity of style. [The listing suggests Sir Joseph Paxton as the possible architect. The deed of sale of the land from the Duke of Devonshire is dated 1865. Hartington Road seems already to have been constructed in accordance with a master plan by Paxton for commercial development of Ducal land in Buxton. However by the time of the sale Paxton had ceased all public and professional life and died very shortly thereafter. The deed says that the design is to be subject to the Dukes Agents approval. This is a little unclear but it is seen that at that time Robert Rippon Duke was a preferred local architect and Broad Walk is overall consistent in style with Dule being the architect.]
3. The south elevation of the Broad Walk properties never carried consistency of style, and was effectively a service area. For example at no.16 it was rubble limestone yet most others are rubble gritstone. All properties are subject to piecemeal rear extension largely of 19c and/or pre-listing date. There is no coherence. All near-by properties have had rear vehicular access created.

The Application includes demolition of half of a boundary coal store, purpose being shown by blocked chutes to Hartington Road. The date of this store will be 19c.?, but the materials are a mixture of Gritstone rubble and Limestone rubble, the Limestone not being able to be seen as from the same sources as the main structure. It is not thought to be of any over-riding value.

It is to be noted that amongst other post listing permitted changes are that the effective rear elevation of No 16 it was permitted in 2002 with wholesale changes to the rear. Also there is currently in progress major change to the rear of nearby Derby House. It is thought that this proposal delivers benefit outweighing any changes to unimportant elevation.