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Heritage Statement

6 Cavendish Circus
Buxton
SK17 6AT

Undertaken on behalf
of: Caprinos Pizza

In producing a Heritage Statement to accompany an application (as required by section 128 of the National Planning Policy Framework), please address the following headings and issues where they are applicable to the site or building.

Site Address 6 Cavendish Circus, Buxton, SK17 6AT

Grid Reference NA

1. Scheduled Monument (SM)

Does the proposal affect a Scheduled Ancient Monument or its setting? NO

If so, has the applicant sought or obtained consent from English Heritage for the proposed works? Please provide details.

Not Applicable

2. Archaeological Notification Area (ANA)

Does the site fall within an Archaeological Notification Area? NO

Has the County Archaeology Team been consulted on the proposals? Not Applicable

If so, has an archaeological desk based assessment or field evaluation been carried out? If yes, please provide a copy with the application. If no, has such an evaluation been commissioned? Please provide details.

Not Applicable

3. Listed Building

Does the site boundary contain a listed building or does the site form part of the setting of a listed building outside the site boundary? Yes

If so, please describe or illustrate how the special interest of the listed building and its setting is preserved by the proposals, having regard to the list

description, national planning policy (PPS5), local planning policy and any building survey.

The neighbouring property at 4 Cavendish Circus is a listed building. There are numerous other properties within the vicinity that are also listed.

However, all these buildings are well screened from the proposal site by by extant development. Special interest of the listed buildings within the area have been preserved by ensuring the timber shopfrontage is retained as part of the new proposed use.

If the proposals involve demolition or part demolition of the building, has a structural survey of the building been carried out? If yes, please provide a copy with the application. N/A

Have the proposals been discussed with a member of the Council's Conservation Team prior to submission of the application? If so please provide details, including any details of how the proposals might have been amended to take account the comments of the Conservation Team.

Not Applicable

4. Conservation Area

Does the site lie within a designated Conservation Area and does it contribute positively to the area? Does the proposal for the site affect the setting of a

Conservation Area? YES

If yes to either question, please describe or illustrate how the proposals will preserve or enhance the appearance and character of the Conservation Area or its setting, having regard to any published Conservation Area Appraisal, National Planning Policy Framework and local planning policy.

Have the proposals been discussed with a member of the Council's Conservation Team prior to submission of the application? If so please provide details, including any details of how the proposals might have been amended to take account the comments of the Conservation Team.

The site falls within Buxton Town Conservation area and lies in an area of "Classical Geology", on the divide between the White Peak and the Dark Peak, which define the two characteristic landforms of The Peak District.

The ornate character of the canopies is complemented by the treatment of Cavendish Circus, further along the street. The gentle convex curve of the building frontage is enlivened by the curving lines of the parapet and the pilasters

finished with scrolled miniature pediments and urn finials. This purpose-built row of shops once housed some of the best shop frontages in the town, as can be seen by the size and quality of each shopfront. The convex frontage has the effect of emphasising each one of these in turn. Several of the early high-class shopfronts survive. Cavendish Circus is a prominent group in approaching from the station, although it is now unfortunately dominated by traffic.

The proposed use is a material change to a hot food business operating within the existing allocated boundaries. This will not bring any detrimental impact to the conservation area considering the existing use and will enhance the locality by bringing another vacant town centre building into use. The shopfront will remain as is considering the proximity the site has to a listed building. Similar to other businesses nearby there will be new business signage fitted to the existing signboard

5. Building of Local, Visual or Historic Interest

Does the site boundary contain a building of local, visual or historic interest (see Appendix 2 of the Council's Local Plan for a list) or does the site form part of the setting of a building of local, visual or historic interest outside the site boundary?

NO

If so, please describe or illustrate how the special interest of the building of local, visual or historic interest and its setting is preserved by the proposals, having regard to the local planning policy.

Not Applicable

structural survey of the building been carried out? If yes, please provide a copy with the application.

Have the proposals been discussed with a member of the Council's Conservation Team prior to submission of the application? If so please provide details, including any details of how the proposals might have been amended to take account the comments of the Conservation Team.

Not Applicable

6. Historic Parks and Gardens

Is the site within an historic park or garden or does the site affect the setting of an historic park or garden?

NO

If so, please describe or illustrate how the special interest of the historic park or garden and its setting is preserved by the proposals, having regard to the local planning policies.

Not Applicable

7. Historic Battlefields

Is the site within an historic battlefield or does the site affect the setting of an historic battlefield?

NO

If so, please describe or illustrate how the special interest of the historic battlefield and its setting is preserved by the proposals.

Not Applicable

Have the proposals been discussed with English Heritage prior to submission of the application? If so please provide details, including any details of how the proposals might have been amended to take account the comments of English Heritage.

Not Applicable

8. Archaeological / historical background

Has the County Historic Environment Record (HER) provided information regarding the site and its immediate surrounding? NO

Provide brief summary of **HER** results.

Not Applicable

9. Recent past impact / archaeological potential of site

Provide brief summary of past impact or disturbance to site, which may influence archaeological potential of site.

Not Applicable

Has the site been subject to geo-technical investigation, if so provide a copy of report.

8. Proposed impact

Provide brief summary of proposed below ground impact, (e.g. size / depth of foundations / ground reduction, service connections) and or impact on the structure of an above ground heritage asset.

Not Applicable