

HERITAGE STATEMENT

Buxton Leisure Centre

BUXTON

NORTH DERBYSHIRE

GRID REFERENCE: X405464, Y373427

PROPOSED SOLAR PANELS TO THE LEISURE CENTRE ROOF AND ACCESS LADDER

August 2023

Quality Assurance – Approval Status

Version	Date	Prepared by	Checked by	Approved by	Version Details
1	02/08/2023	Kevin Gillespie	Oliver Brown	Kevin Gillespie	Initial Draft for client comment
2	12/08/2023	Kevin Gillespie	Oliver Brown	Kevin Gillespie	Final draft

Heritage Statement

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1.0 Introduction and Methodology

Purpose of the Heritage Statement

- 1.1 AAH Consultants has been commissioned to prepare a heritage statement for a full planning application (the '**Application**') for the installation of PV solar panels to the roof of Buxton Leisure Centre (the '**Development**') Burlington Road, Buxton, North Derbyshire, Grid Reference **X405464, Y373427** (the '**Site**').
- 1.2 A cultural heritage asset is an individual archaeological site or building, a monument or group of monuments etc., which together with their setting can be considered as a unit for assessment. Cultural heritage assessment is concerned with the impacts on the whole resource. Cultural Heritage is considered within three subtopics which collectively are referred to as heritage assets:
- **Archaeological Remains** - the materials created or modified by past human activities that contribute to the study and understanding of past human societies and behaviour. It can include the remains of historic buildings, historic landscapes, and organic material.
 - **Historic Buildings** - architectural or designed or other structures with significant historic value – this can be large houses and more modest vernacular buildings but may also include relatively modern structures and industrial buildings from the 20th century.
 - **Historic Landscapes** – As the whole of the UK has been modified by man over millennia of activities all landscapes have historic character, this topic therefore encompasses all types of landscape, including townscapes and countryside, and designed landscapes such as parks and gardens which have some historic significance.

About AAH Planning Consultants and The Author

- 1.3 AAH Consultants comprises professional and accredited individuals. Our consultants are chartered members of the Landscape Institute (LI), the Royal Town Planning Institute (RTPI) and the Institute of Environmental Management and Assessment (IEMA).
- 1.4 This Heritage Statement has been prepared by Kevin Gillespie BSc (Hons) Dip LA, a Chartered Landscape Architect within AAH with over 20 years' experience in landscape design and heritage assessment.

Methodology of Assessment

- 1.5 The specific requirements of the cultural heritage assessment were to:
- Establish the cultural heritage baseline within the study area
 - Consider the proposed development in terms of its historic environment potential
 - Assess the potential impacts of the construction and operation of the proposed development
 - Propose mitigation measures where appropriate, to mitigate any predicted adverse impacts, assessing the significance of residual impacts taking this mitigation into account
- 1.6 A desk-based assessment was undertaken to establish a baseline of information on cultural heritage assets, and up to date information was obtained from several sources to give a complete evidence base of currently recognised cultural sites. These include:
- Listed buildings and scheduled monuments (from High-Peak Borough Council and checked with Historic England online data sets at <https://historicengland.org.uk/listing/the-list/>);
 - Conservation Areas (checked with High-Peak Borough Council Local Plan);
 - Historic Gardens and Designed Landscapes was sought from the Inventory of Historic Gardens and Designed Landscapes maintained by Historic England;
 - Published literature about local history and archaeology;
 - Excavation reports from previous development proposals.
- 1.7 The Historic Environment Record (HER) identified a range of features and find spots, indicating the potential for the existence of further sub surface archaeological remains.
- 1.8 Refer to Appendix for the tables describing the assessment process for considering the value, sensitivity, and scale of impact for cultural heritage assets

The Site and its Context

- 1.9 The Site is located within the High-Peak Borough Council administrative boundary.
- 1.10 The total Site area is approximately 1400m² and consists of the flat roofing of the Buxton leisure centre.

- 1.11 The Site comprising the Buxton Leisure centre is situated adjacent to the Buxton pavilion and St John's Road. The building is a 1970's leisure development with flat roofs on multiple levels. The site is located within the Pavilion Gardens. A multi-level car-park is located adjacent to the leisure centre accessed from Burlington Road.

The Development

- 1.12 The Development proposes to install a new energy system for the leisure centre. This comprises units to be located in the under croft of the adjacent car-park, PV solar panels on the roof of the centre, associated connecting pipework to the side of the building and an access ladder to the roof from the small service yard between the leisure centre and the Octagon Hall.
- 1.13 The details of the Development are summarised in Appendix B.

Consultations

- 1.14 To date, no organisations have been contacted during the preparation of this Heritage Statement. The client has consulted with the High Peak Council regarding the scheme and its historical context. As a result of that consultation the Heritage Statement was requested as part of the planning application. The following should also be contacted to discuss the development as part of the pre-app process:
- Historic England
 - Peak District National Park Authority
- 1.15 High Peak Borough Council would provide advice on the care and management of the historic environment across the Council's area. The Site is located within the Central Buxton Conservation Area and is subject to an article 4 direction. Given that the proposals restrict below ground work to cable trenching and localised shallow excavations within the boundary of the Car-park area, an archaeological watching brief is not considered to be necessary, if the proposals change and incorporate substantial below ground work this may be required to inform mitigation proposals on unknown archaeological remains relating to the historical development of the Pavilion Gardens.

Study Area

- 1.16 The assessment has allowed for a 1km study area to assess the impact of the Development upon both designated and non-designated heritage assets.

2.0 Planning Policy Context

2.1 The following section provides a summary of the Cultural Heritage Policy Context relevant to the Study Area, the Site, and the Development.

National Policy

2.2 The National Planning Policy Framework (NPPF) was published by the English Government in 2021, it is currently in consultation for a review. Providing guidance on nationally and important land use planning policy. It also instigates a framework within which locally-prepared plans for housing and other development can be produced.

2.3 Conserving and enhancing the historic environment is considered in chapter 16, it 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:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

2.4 Applications affecting heritage assets are required to describe the significance including the contribution made to setting. The Local Planning Authorities duty is to assess the significance of any heritage asset, including the setting, that may be affected by a proposal.

2.5 Any harm to or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage sites, should be wholly exceptional.

- 2.6 Consent should be refused where a development would yield substantial harm or total loss, except where it can be shown that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh the loss or harm.
- 2.7 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 2.8 Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 2.9 The NPPF identifies that not all elements of a Conservation Area will necessarily contribute to its significance. However, the loss or harm to a building that contributes to the significance of a Conservation Area should be considered as substantial harm.

Local Planning Policy

High Peak Local Plan (adopted April 2016)

- 2.10 The Site falls within the administrative area of High Peak Borough Council. The Local Plan was adopted in April 2016.
- 2.11 Cultural heritage is considered under policy EQ7 Built and Historic Environment. The council will conserve heritage assets in a manner appropriate to their setting. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.
- 2.12 The council requires an assessment of all works that could impact on the heritage asset or its setting proportionate to the significance and of sufficient detail to understand the impact of the development.
- 2.13 A key objective of the policy is to prevent the loss of buildings and features which make a positive contribution to the character or heritage of the area through preservation or appropriate re-use and sensitive development.
- 2.14 Where a development is proposed within a Conservation Area, the proposal shall demonstrate how the distinctive character and setting of the Conservation Area including the open spaces and natural features have been taken into consideration and reflected in the layout, scale, mass and use of traditional materials and detailing.

Buxton Central Conservation Area (designated November 1968)

- 2.15 The Site is located within the Buxton Central Conservation Area, which was designated November 1968 and includes the area south of The Park Conservation Area, north of the College Conservation Area and west of the Hardwick Conservation Area. The Central Conservation Area is subject to Article 4 direction. The council has prepared a character appraisal for the Conservation Area, adopted April 2007.
- 2.16 The Conservation Area contains large areas of open space including the Pavilion Gardens and the Terrace, these large areas are bordered by prominent houses along streets like St. Johns Walk and Broad Walk.
- 2.17 “Derbyshire Extensive Urban Survey – Buxton Archaeological Assessment Report”, Gill Stroud, 2002 produced by English Heritage and Derbyshire County Council provides a detailed summary of archaeological remains.

Peak District National Park

- 2.18 The Site does not lie within the boundary of the Peak District National Park. The closest part of the park, which wraps around Buxton, is 2km to the north west.

3.0 Baseline conditions

- 3.1 The assessment has allowed for a 1km study area to assess the impact of the Development upon Cultural Heritage. This area encompasses a number of designated cultural heritage assets, including Grade II and Grade II* listed buildings, a Conservation Area, a scheduled monument, and a Scheduled Park and Garden.
- 3.2 The assessment draws upon the findings of a site assessment to identify the visual envelope that is likely to be affected by the Development. The list of cultural heritage assets selected for assessment is identified in table 1.
- 3.3 The Site is located within the centre of Buxton, adjacent to St Johns Road. The Site is fully occupied by a building which is currently used as a leisure centre, constructed c1970s. The Site is adjacent to the Pavilion Octagon Building which forms part of a parade of Victorian buildings including the Conservatory. The Site is located within the registered Pavilion Gardens, which is a 19th Century designed open space incorporating the river Wye and the Grade II listed Bridge over the River. The streets around the Pavilion Gardens include detached Victorian villas, many now sub-divided into flats, two of which along St Johns Road are listed Grade II, with numerous listed properties along Broad Walk.

- 3.4 The Site is fully occupied by the leisure centre with a small ancillary courtyard to the East. This courtyard is largely screened from the gardens by modern flat roofed building attached to the Octagon. The leisure centre adjoins the Octagon via a small single storey link structure. At this location the proposed roof access ladder is located.
- 3.5 For the purposes of this assessment of cultural heritage, historic buildings are defined as standing historic structures that are usually formally designed or have some architectural presence.
- 3.6 The study area contains several designated heritage assets. The cultural heritage assets demonstrating visual connectivity to the leisure centre are detailed in Table 1:

Table 1: National Designations & Listed Buildings

Site name	HES number	Designation
Claremont	1258018	Listed Building
Cranford	1258023	Listed Building
The Octagon	1257997	Listed Building
Paxton Suite and attached railings	1257991	Listed Building
Central Hall and attached promenade	1257993	Listed Building
Pavilion Gardens	1000675	Registered Parks and Garden
Bridge over River Wye	1257823	Listed Building

- 3.7 Non-designated buildings of architectural merit were noted within the study area. These include some large Victorian villas and hotels (some now vacant) along St Johns Road and Burlington Road. The buildings along St Johns Road are considered within this assessment.
- 3.8 <https://her.derbyshire.gov.uk/globalsearch/index?q=buxton>

identifies the Buxton Area of Archaeological Interest (DDR8700), which is located to the east and south-east of the Pavilion Gardens extending from The Square and Hartington Road to Bakewell Road (A6) in the east. Centred SK 06028 73263 (873m by 890m). This area is part of the Hardwick Conservation Area of the town. The area includes the Terrace, which forms part of the Pavilion Gardens.

- 3.9 Given that the Development installs PV solar panels on the roof of an existing building it is not envisaged that there will be any impact on identified or unknown archaeological assets.
- 3.10 The closest Scheduled Monument, Lismore Fields Mesolithic and Neolithic settlement, is located 470m to the west of the Site. There is no visual connectivity to the Site from the Scheduled Monument due to intervening buildings and vegetation.

4.0 Impact Appraisal

- 4.1 The identification and assessment of the potential direct and indirect impacts on cultural heritage resulting from the proposal are presented in the following paragraphs. These impacts have been divided into construction impacts and operational impacts.

Construction Impacts

- 4.2 The magnitude of impact is understood as the level of change that a site would experience because of construction and operation of the proposed road scheme. Impacts on a cultural heritage asset and/or its setting may be negative or beneficial assessed on a scale from Major to No Change.
- 4.3 Impacts can be either:
- **Direct** – where there would be a direct physical impact on the receptor as a result of the proposed development;
 - **Indirect** – where there would be an indirect impact – for example on the setting of the receptor;
 - **Uncertain** – where it is not known if the works will impact on the receptor – for example where the baseline is uncertain, a site is conjectural etc.

Archaeological Remains

- 4.4 The construction and operation of the development could impact on archaeological remains because of physical impacts or changes to their setting. Physical impacts can result in the partial or complete removal of an asset during the construction or operation of a new road and any associated works.
- 4.5 Impacts that could occur during construction include:
- Removal of archaeological deposits during construction;
 - Compaction of archaeological deposits by construction traffic and structures;
 - Changes in ground water levels leading to drying out of waterlogged remains.
- 4.6 Impacts on the setting of archaeological remains can result from the construction or operation of the development. In most cases they would be long term impacts that would commence during construction and continue during operation. Such impacts can include:
- Interruption or improvement of important views to or from an asset;

- Introduction or removal of large, prominent, or intrusive structures within the setting of an asset;
- Introduction or removal of a visual intrusion, such as moving vehicles, the presence of road signs or lighting;
- Severance or restoration of relationships between associated assets

Impacts during construction

Scheduled Monuments

- 4.7 Due to distance from the Site, no physical impacts resulting from the construction of the Development have been identified within the scheduled monuments within the study area.

Historic Buildings

- 4.8 No listed buildings are located within the Site, however numerous listed buildings are located within the study area. Table one identifies six listed buildings that have direct visibility to the leisure centre impacts will therefore be considered in relation to setting – the environs of a building which contribute to its character and in what ways. The character could be changed by alterations to its surroundings because of the construction or operational works Factors that contribute to setting include views, topography, sound environment, approaches, and context. In theory such impacts on setting are reversible if the building has not been destroyed. Impacts can also affect the use or reuse of an historic building, by making it less attractive to users. Improvements to setting could include opening features to view or improving the view from a building by screening.
- 4.9 Impacts on setting can include:
- The interruption or improvement of views to or from an historic building;
 - The introduction or removal of prominent or intrusive structures within the setting of an historic building;
 - The introduction or removal of visual intrusion such as moving vehicles, road signs or lighting;
 - Significant changes in noise, dust, odour, or air quality;
 - The severance of relationships between associated historic buildings.
- 4.10 Visual intrusion on historic buildings is likely to be greater during the construction period, when the operations and storage requirements maximise the extent and visual prominence of the construction

site. Noise from construction would arise from operation of plant and vehicles, although as the work is to be completed in phases activity in the vicinity of each building would not be continuous over the construction period.

- 4.11 The closest heritage asset, the Octagon, is adjacent to the Site, separated by a small ancillary yard. Construction activity both on the leisure centre roof and within the ancillary courtyard will have a **minor/moderate** impact to the setting of the heritage asset.
- 4.12 **Minor** construction impacts are expected for the other listed buildings within Pavilion gardens, identified in table one, this is due to the distance from the Site, the topography of the area and intervening vegetation.
- 4.13 St Johns Road occupies an elevated position in relation to the Site. Vegetation restricts wide views towards the Site from Claremont and Cranford, however some framed views of the roof of the leisure centre are possible. Given the proximity of the Site, the topography and gaps in vegetation the construction activities will have a **minor/ moderate** impact to the setting of the heritage assets along St Johns Road.

Historic Landscapes

- 4.14 Construction and operation of the development could impact on historic landscape assets because of physical impacts or changes to their settings. Such impacts include:
- Partial or complete removal of historic landscape elements;
 - Severance of landscape elements caused by the location of the road alignment;
 - Changes to historic land use patterns;
 - Visual intrusion and increased noise levels during construction and operation.
- 4.15 Measures that can be used to mitigate effects on historic landscapes include:
- Landscape recording to document the historic landscape before construction;
 - Landscape planting to integrate the new road into its surroundings and reduce visual and aural intrusion;
 - Sensitive design of new structures to minimise their visual impact.

Construction Impacts

- 4.16 The Site is located to the northwest of the Pavilion Gardens, the construction impacts on the gardens overall are considered to be **minor** given the localized nature of the works, the built-up nature of the Site and intervening vegetation restricting views to close range ones.

Table.2: Summary table of preliminary construction impacts (without mitigation)

All other Cultural heritage assets within the study area are considered to have no impacts during construction

Refer to Appendix for methodology

Receptor / Location	Value (sensitivity)	Nature of Impact	Magnitude of Impact	Significance of Effects
Pavilion Gardens	High	Indirect setting impacts, potential for disturbance due to construction noise. Visible impacts will be restricted to close range due to intervening vegetation.	Minor	Slight/ Moderate
Octagonal	Medium	Adjacent to the Site, sharing small ancillary yard, some direct views from the hall towards the Site. The Site is partially obscured by modern adjacent building	Minor	Slight
Cranford	Medium	Victorian Villa, now flats, occupying elevated plot in relation to the Site. Some views possible through gaps in the vegetation along St Johns Road.	Minor	Slight
Claremont	Medium	Victorian Villa, now flats, occupying elevated plot in relation to the Site. Some views possible through gaps in the vegetation along St Johns Road.	Minor	Slight

Operational impacts

(Opening, year 1 and future, year 15)

Archaeological Remains: Impacts during operation

- 4.17 The Development will not impact on the setting of the scheduled monument.

Historic Buildings: Impacts during operation

- 4.18 The Development will have no setting impacts during operation for the listed buildings within Pavilion Gardens or St Johns Road. Given the built nature of the Site, the PV panels will not alter the character of the setting during construction and will obscure some of the unsightly air conditioning units on the roof. The access ladder will be located within the ancillary courtyard with no direct view to the gardens

Historic Landscapes & Conservation Areas: Impacts during operation

- 4.19 The operation of the Site will not cause impacts to the Pavilion gardens historic landscape or the Buxton Central Conservation Area.

5.0 Mitigation Measures

5.1 Mitigation measures to prevent/avoid, reduce and, where possible, offset or remedy any cultural heritage effects are described in this chapter.

5.2 Due to the nature of the construction activities with the Development it is inevitable that some adverse effects would occur to the wider setting of the heritage assets closest to the Site. These effects can be minimised by implementing the following standard construction and operational management practices:

- Adoption of a Construction and Environmental Management Plan (CEMP) to ensure good site management and housekeeping;
- Careful siting of construction machinery, materials, and welfare facilities to avoid unnecessary intrusion, minimise soil compaction and avoid damage to existing vegetation and trees including their root systems; and
- Erection of temporary hoarding around the construction area to clearly delineate working areas.

5.3 The Development has been designed to restrict views from the heritage assets by careful siting on the roof, avoiding the areas of high visibility. The access ladder is located within the small courtyard to restrict views from the gardens and the Octagon. The vegetation along the northern edge of the Site restricts views from St Johns Road. However, due to the topography some direct views to the roof are possible. Mitigation planting is not possible here, so the panels have been orientated to rationalise the view of the roof from the road, and will restrict direct views of air-conditioning service ducts.

6.0 Conclusion

6.1 The Site is occupied fully by a c1970s leisure centre, it does not contain any Cultural Heritage assets. There is no record of archaeological finds within the Site.

6.2 A number of Cultural Heritage assets are located within the 1km study area around the Development. Most of which have no connectivity to the Site due to topography, intervening buildings and vegetation. Following desk-based and fieldwork, the assets listed in Table 1 were assessed.

- 6.3 No heritage assets would experience direct impacts as a result of the Development, several listed buildings were shown to have setting impacts due to the development, however these would be restricted to the construction phase with no on-going operational impacts.
- 6.4 The Scheduled monument would not be impacted given the distance from the Site and intervening vegetation and buildings. The Conservation Area would have neutral/ slight impacts during construction, but these would reduce to neutral during operation.
- 6.5 The registered Pavilion Gardens, within which the Site is located, would experience slight/ moderate localised impacts but overall, given the vegetated nature of the park these would be slight during construction. Operational impacts would be neutral.
- 6.6 The Development is wholly located on the roof of the existing leisure centre and whilst there will be some localised visibility towards the PV panels, from the adjacent footpaths, the baseline view which includes service elements of the building will not be significantly altered. The design of the roof with a parapet will limit visibility from the ground towards the panels. The panels will obscure some of the existing service elements located currently on the roof.
- 6.7 Given its elevated nature, pedestrians along St Johns Road will experience some framed views of the Development through gaps in the vegetation. Given the baseline view of the flat roof and service apparatus, the operation impact will be Neutral/ slight.

Appendices

A. Methodology tables

Value (sensitivity/significance) of resource

Table 1: Environmental Value (or sensitivity) and descriptors Archaeological Remains

Value (sensitivity) of resource	Descriptor
Very High	World Heritage Sites (including nominated sites) Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives
High	Scheduled Monuments (including proposed sites) Undesignated assets of schedulable quality and importance Assets that can contribute significantly to acknowledged national research objectives
Medium	Designated or undesignated assets that contribute to regional research objectives
Low (or lower)	Assets with little or no surviving archaeological interest,
Negligible	Assets with very little or no surviving archaeological interest
Unknown	The importance of the resource has not been ascertained

Table 2: Environmental Value (or sensitivity) and descriptors Historic Buildings

Value (sensitivity) of resource	Descriptor
Very High	Structures inscribed as of universal importance as World Heritage Sites Other buildings of recognised international importance
High	Scheduled Monuments with standing remains Grade I listed buildings Other listed buildings that can be shown to have exceptional qualities in their fabric or historic associations not adequately reflected in their listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance
Medium	Grade II* Listed Buildings Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historic associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g., including street furniture and other structures)
Low (or lower)	Grade II Listed Buildings Historic (unlisted) buildings of modest quality in their fabric or historic associations Historic Townscape or built-up areas of limited historic integrity in their buildings or built settings (e.g., including street furniture and other structures)

Value (sensitivity) of resource	Descriptor
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character
Unknown	Buildings with some hidden (i.e., inaccessible) potential for historic significance

Table 3: Environmental Value (or sensitivity) and descriptors Historic Landscape

Value (sensitivity) of resource	Descriptor
Very High	World Heritage Sites inscribed for their historic landscape qualities. Historic landscapes of international value Extremely well-preserved historic landscapes with exceptional coherence, time depth or other critical factor(s)
High	Designated historic landscapes of outstanding interest. Undesignated landscapes of outstanding interest Undesignated landscapes of high quality and importance, and of demonstrable national value Well preserved historic landscapes, exhibiting considerable coherence, time depth or other critical factor(s)
Medium	Designated special landscapes. Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value. Averagely well-preserved historic landscapes with reasonable coherence, time depth or other critical factor(s)

Low (or lower)	Robust undesignated historic landscapes Historic landscapes with importance to local interest groups Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual association
Negligible	Landscapes with little or no significant historic interest

Magnitude of impact

Table 4: Scale of Magnitude of Impact on archaeological Remains

Magnitude of impact	Descriptor
Major	Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset
Minor	Changes to key archaeological materials, such that the resource is clearly modified. Slight changes to setting
Negligible	Very minor changes to archaeological materials, or setting
No change	No change

Table 5: Scale of Magnitude of Impact on Historic Buildings

Magnitude of impact	Descriptor
Major	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to setting
Moderate	Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that is noticeably changed
Negligible	Slight changes to historic building elements or setting that hardly affect it
No change	No change to fabric or setting

Table 6: Environmental Value (or sensitivity) and descriptors Historic Landscape

Magnitude of impact	Descriptor
Major	Change to most or all key historic landscape elements, parcels or components, gross change to noise or change to sound quality, fundamental changes to use or access, resulting in total change to historic landscape character unit
Moderate	Change to many historic landscape elements parcels or components, gross change to noise or change to sound quality, considerable changes to use or access, resulting in moderate changes to historic landscape character unit
Minor	Changes to few key landscape elements parcels or components, slight visual changes to many key aspects of historic landscape, limited change in noise or sound quality, slight change to use or access, resulting in limited changes to historic landscape character
Negligible	Very minor changes to key historic landscape elements, parcels of components, virtually unchanged visual effects, very slight changes in noise levels or of sound quality; very slight changes to use or access, resulting in very small change to historic landscape character
No change	No change to elements, parcels, or components; no visual or audible changes; no changes arising from amenity or community factors

Table 7: Significance of Effects (All)

		Magnitude of Impact (Beneficial or Adverse)				
		No Change	Negligible	Minor	Moderate	Major
Sensitivity	High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/ Very Large
	Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate

B. Current design details

Current design details showing the PV solar panel location on the leisure centre roof and the access ladder.



Notes:

104 x 500Wp SOLAR PV MODULES

52.00kWp TOTAL

ROOF EDGE CLEARANCE ZONE

EXISTING HANDRAIL

OBSTACLES ON ROOF

PLEASE READ THIS LAYOUT IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS PROVIDED IN THE SOLAR PV TECHNICAL SUBMISSION AND CONSTRUCTION PACK PROVIDED AT THE START OF THE INSTALLATION

ALL DIMENSIONS IN mm UNLESS STATED OTHERWISE

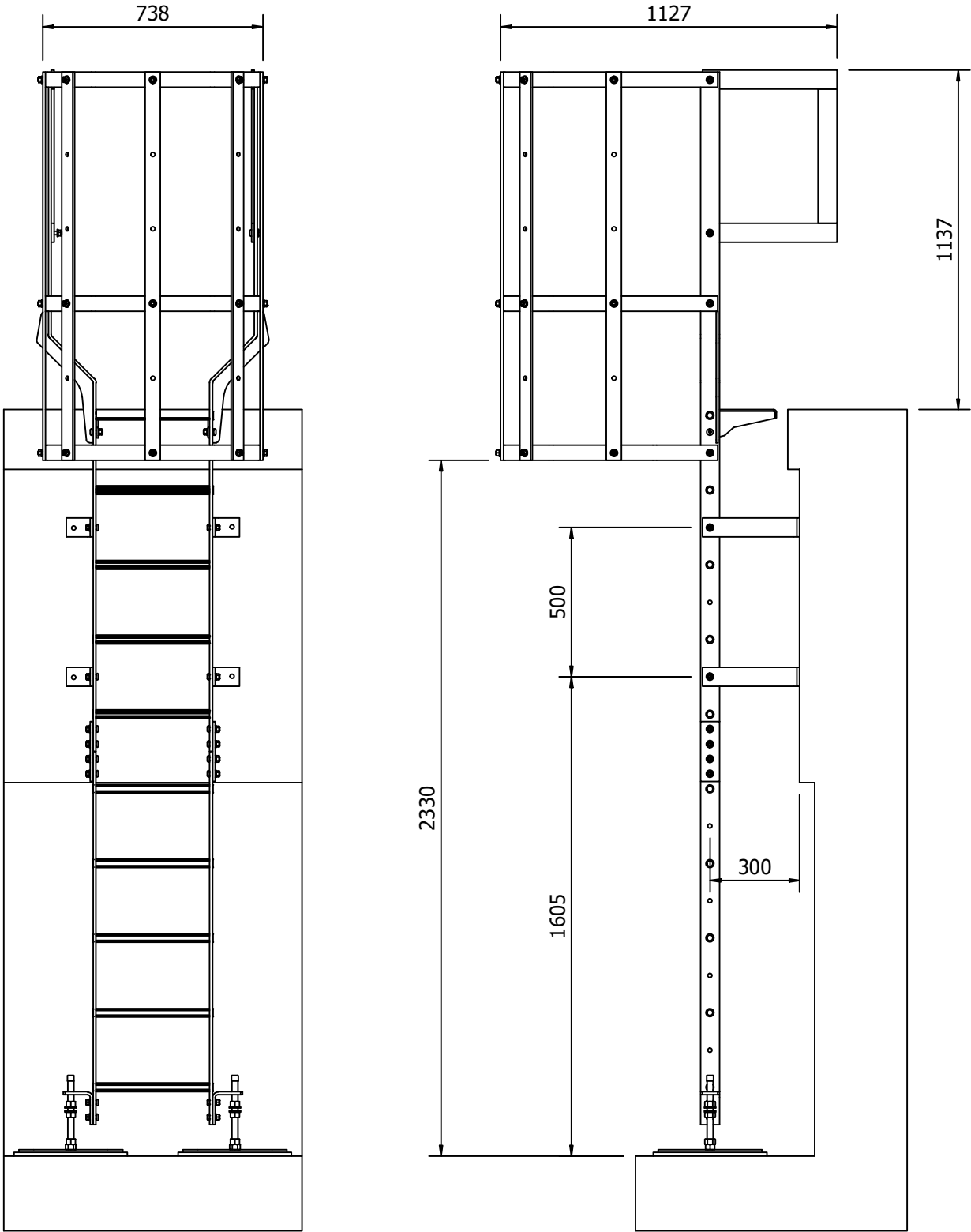
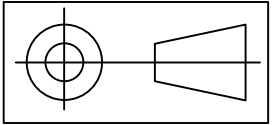
DO NOT SCALE FROM THIS DRAWING. IF IN DOUBT, ASK

NOTES FOR INSTALLERS:

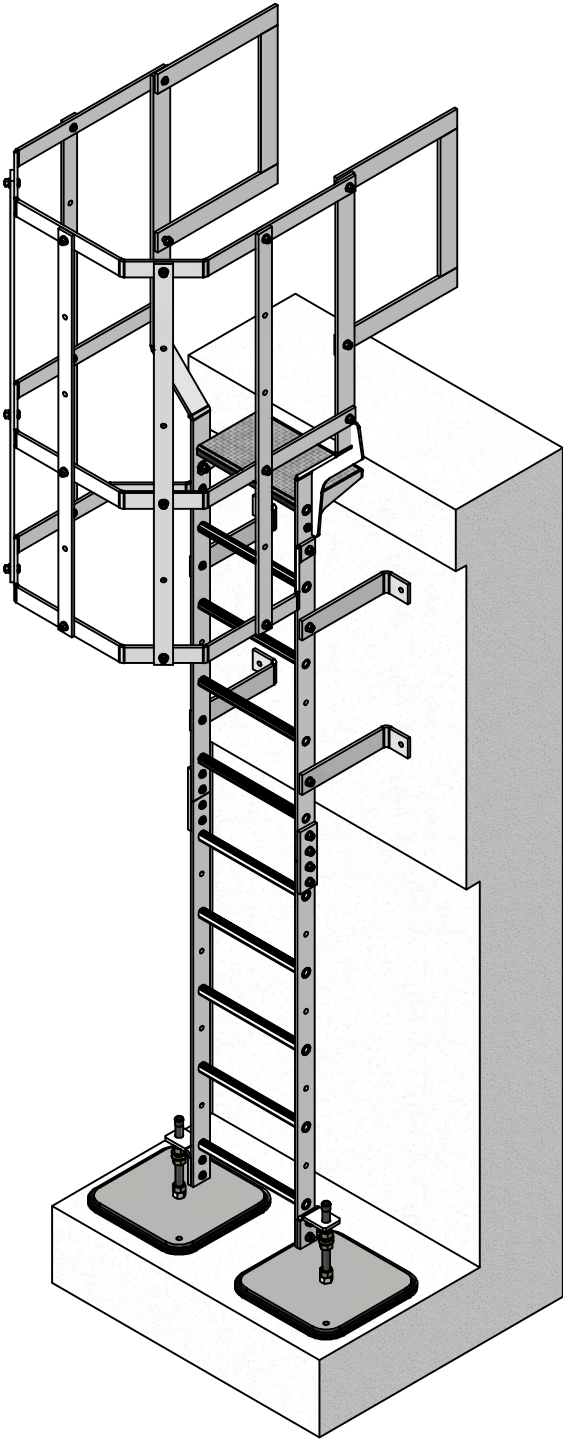
- No works shall be undertaken on the roof without required permits to work and a safe system of work in place.
- Any deviations from the attached spacing out and final locations require written approval from the contractor prior to the changes being made.

P01	ISSUED FOR APPROVAL	J.M	01/05/2023
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			
FOR APPROVAL			
Ivegate Ltd. Low Moor Mills, Albert Road, Morley LS27 8LD T: 0800 009 2958 E: hello@ivegate.co.uk W: www.ivegate.co.uk Ivegate Renewable Energy LeisureEnergy Sustainable savings			
CLIENT:			
SITe:			
BUXTON LEISURE CENTRE			
TITLE:			
SOLAR PV LAYOUT			
SCALE @ A1:	DATE:	DRAWN:	CHECKED:
1:100	JUN-23	J.M	J.R
PROJECT NO:	DRAWING NO:	REVISION:	
3222	3222-IVG-ZZ-RF-DR-V-1001	P01	

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PARTS LIST			
ITEM	QTY	PART NUMBER	Drg No
1	4	Fixing Bracket - 300 Long	AKM-00363
2	2	Foot - Steel - Weighted	AKM-00361
3	1	Ladder-Platform Assembly - 5 Rung	AKM-00350
4	5	Safety Cage String - 1300 - Base	AKM-00311
5	2	AC Foot Bracket - Short	AKM-00282
6	1	Platform Assembly - Standard	AKM-00180
7	2	Handrail Assembly	AKM-00177
8	1	Ladder Assembly - 1250	AKM-00169
9	2	Joining Plate - Ladder	AKM-00167
10	2	Safety Hoop - Platform	AKM-00112
11	1	Safety Hoop - Ladder	AKM-00111
12	41	M12 Nut - S/S	
13	41	M12 Washer - S/S	
14	37	M12 x 35 Button Hd Socket Screw - S/S	
15	4	M12 x 45 Button Hd Socket Screw - S/S	



Quantity - 1 Off

Note: All Holes Ø14 UOS

Aluminium Flat Bar/Round Tube/Channel/Square Tube to - BS EN 755/6082
Aluminium Sheet to - BS EN 485/1050A
Aluminium Tread Plate to - BS EN 1386/5754
Aluminium Angle to - BS EN 755/6063A

Uncontrolled Document - Not For Production

Ladders To : BS 4211:2005 +A1:2008

Material - Aluminium

Weight - 75 kg

Unless Otherwise Stated	Drawn by Nick	Project Darlaston	Order No 21786	Customer Gables	Date 06/12/2022	Specification: EN 1090-3 (ExC2)	
Tolerances: (mm) Linear: 1-300 ± 2 301-1000 ± 4 <1000 ± 5 Angular ± 0.5°	 AKM fabrications Ltd Unit J, Buckshaw Link Ordnance Road, Buckshaw Village Chorley, Lancashire PR7 7EL Tel: 01257 260441, 01257 260450 Registered in England - Company Number 6238598			Title 2.5m Access Ladder			
				Drawing Number /			Revision V1