

Heritage Statement for:

27 Heathfield Gardens

Park Road,

Buxton.

High Peak

SK17 6TN

13/11/2023

1-Introduction

27 Heathfield Gardens is one of 3 terraced houses. Number 27 is situated adjacent to the boundary wall. They were built in approximately 2000. There are two other blocks flats situated within the area known as Heathfield Gardens which were built in 1990. There are other Victorian dwellings which were converted into flats at the same time. The site is accessed by a private road off Park Road and is set in secluded grounds. It is not visible from the highway or indeed from anywhere else. The site is within the Park conservation area and is under article 4 directive.

2-The Park Conservation Area Character Appraisal

- The main characteristics of Buxton Park are as follows. Large detached and semi-detached villas set within large mature trees and soft planted boundaries.
- Level lawns surrounded by planted shrubberies and houses raised up on building platforms.
- Short and gradually unfolding views from the central oval.
- Glimpses of important historic buildings.

Most of the houses are built in natural gritstone in a variety of styles. There are some modern buildings on the western side of the area. There are four listed buildings within the area, one of which is next to the application site, one of which is Longford Lodge.

3-The Application Site

The site is set back off Park Road, adjacent to the oval cricket pitch and is well screened from neighbouring properties by large mature trees and shrubs. There are two modern blocks of flats which have been built within the grounds of what used to be a dormitory for pupils of a local private school. The school buildings are built of natural. Adjacent to the Victorian building are 25, 26 and 27. Three terraced houses built in 2000.

4- Retrospective Planning Permission Garden Shed and Raised Pathway

The wooden garden shed is 8 feet by 4 feet is sited at the gable end of 27 Heathfield Gardens. It manufactured of good quality tongue and groove pine and is painted a medium Oak. The raised walkway gives access to the front window, porch window and the side of the house. There was no access prior to the construction. It is constructed of grey composite wood effect to match the pathway.

5-Significance of the Historic fabric/area that will be affected.

The principal features of the appraisal are of the spacious settings, mature tree cover and large villas set in a circular style giving short vistas and glimpses of important historic buildings.

6-Impact of the Proposed Works on the Historic fabric/area.

Essentially, the proposal consists common garden shed. It cannot be seen from any public road or Longford Lodge, or from any apartment within Heathfield Gardens.

Houses which back onto Heathfield Gardens, within the vicinity of 27 Heathfield Gardens have gardens sheds within their gardens. 30 Park Road, which neighbours Longford Lodge has 2 wooden sheds and a wooden Wendy house within its rear garden.

Beechwood number 12 Park Road also has a garden shed within its garden. The garden is adjacent to Heathfield Gardens.

Due the position of the shed and raised walkway there is no adverse effect to the character of the Conservation Area owing to the mature tree cover, and the location of the shed, which is tucked to the side of the gable end. It cannot be seen by any resident within Heathfield Gardens, or surrounding houses.

The raised walkway improves the overall aesthetic look of the property. It now covers the unsightly raised brown plastic soil pipes, set in concrete.