

Heritage Statement

The Heritage Statement is for the applicant or agent to identify the heritage asset(s) and potential for other non-designated heritage assets on the proposed development site, describe their significance and the potential impact of the proposal on that significance.

Consulting the local Historic Environment Record can inform the content of the statement. Supporting evidence including copies of entries from the HER record, list descriptions, etc. should be attached as an appendix to this statement and should not form the crux of the document.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (Department for Communities and Local Government, February 2019) Section 189 states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

National Planning Policy Framework:

<https://www.gov.uk/government/collections/revised-national-planning-policy-framework>

Heritage Statement completed by:

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Agent:	Yes
Owner:	No

Heritage Statement

Site Name: Park Lea, 60 Park Road

Address (including postcode) 60 Park Road, Buxton, Derbyshire, SK176SN

Grid Reference (if no address point): NA

1 A DESCRIPTION OF THE HERITAGE ASSET

(a) What heritage assets are affected by the proposals?

(Please tick the relevant boxes below)

Scheduled Ancient Monument	No
Listed Building	No
Conservation Area	Yes
Registered Historic Park and Garden	No
Building of Local Interest	No
Site of known archaeological remains	No
Other non-designated Heritage Asset	No

Describe the character and appearance of the heritage asset.

Refer to the statutory descriptions if applicable. Copies of any statutory entries should be attached to this statement.

Description

Park Lea 60 Park Road is a mid-century Victorian town house, located in the northern sector of Park Road, Buxton. The building is not listed but does lie within "The Park" Conservation area.

The building is constructed in Millstone Grit regular stone blockwork finished with a multi-pitched Welsh slate roof with dormer windows and skylights. Large, semi-ornate wooden sash windows are in the front and side elevations of the building.

A modern residence lies immediately to the east, with a similar Victorian town house lying to the west. Modern residential buildings lie immediately across the road to the property to the north.

Conservation Area Status

Park Lea lies within “The Park” Conservation Area, which was designated on the 28th of November 1983.

Park Lea is one of several large Victorian town houses that were constructed around the park in the mid-19th century. The house was probably built around 1860. A review of historic Ordnance Survey maps online (National Library of Scotland online historic map archive) shows that the ‘inner’ circle of Victorian town houses surrounding the cricket ground were established by 1880.

Article 4 Status

The owner understands that the property lies within an area with Article 4 Status. Article 4 direction on the Park Conservation Area restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority’s area. Where an article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted. Article 4 directions are used to control works that could threaten the character of an area of acknowledged importance, such as a conservation area.

Article 4 directions can increase the public protection of designated and non-designated heritage assets and their settings.

Article 4 directions are not necessary to prevent works to listed buildings and scheduled monuments taking place without permission as listed building consent and scheduled monument consent would be required before any potentially harmful works could be carried out on such structures. In addition, certain permitted development rights do not apply to listed buildings or conservation areas. Article 4 directions may, however, help in the protection of heritage assets, particularly in relation to their setting and in relation to non-designated heritage assets.

Describe the development site and its relationship with its surroundings.

For example, its position in the street scene, potential for archaeological remains, etc.

The development involves replacing the existing, original roof with an identical roof, using the same materials, replacing rotten timbers, slates, leadwork and felt underlay where required and removing any debris during the process.

The work also presents an opportunity to increase and improve the thermal insulation for the entire building to modern thermal efficiency compliance and building control standards, thereby improving the energy and carbon efficiency of the building.

Note: Building control consent has already been granted.

2. STATEMENT OF SIGNIFICANCE

What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

Local Historic Environment Record	Yes
Record Office	No
Historic Maps	Yes
Historic England	Yes
Museum or Library	No
Local Heritage Groups	No
Conservation Area Appraisal	Yes
Other (please state)	Yes

Using the information you have obtained provide a summary of the history of the site/building.

Include details of how the site/building was originally laid out, how it has evolved, phases of construction and/or change.

The building was originally constructed as a single, large town house and subsequently converted into apartments in the 1960s. The exterior of the building has largely remained unchanged since its construction; the only exception being a single-story double garage which was added to the west side of the front elevation of the property before 1997, and which was subsequently converted into an office space (meeting room) by the owner in 2005 (planning consent was granted at the time).

The building is split in half, with the Parkholme apartments at the rear. Penny Anderson Associates Ltd head offices occupy the front of the building facing out onto Park Road.

What is important about the affected heritage asset(s) (what is the significance)?

The property represents an integral part of the wider "Park Conservation Area".

Design Concept

Pre-application Advice

Have you consulted the relevant Historic Environment Record? - **Yes**

If yes, please attach any correspondence as an appendix to this

document. Have you sought pre-application advice from the Local

Planning Authority? – **Yes**

If yes, please attach any correspondence, and include reference numbers and contact names, if applicable.

Have you sought pre-application advice from Historic England? – **Yes, website only**

If yes, please attach any correspondence, and include reference numbers and contact names, if applicable.

Describe the proposed development. Refer specifically to the element of the heritage asset(s) that will be affected by the proposal.

The proposed re-roofing work is a “like for like” replacement of the existing roof. All usable blue slates and terracotta ridge tiles will be re-used, where condition allows. Any additional material required to complete the roof will be sourced from architectural salvage suppliers and colour and type matched.

Post completion, the building will appear identical to its pre works appearance.

3. ASSESSMENT OF IMPACT & ANY MITIGATION

How will the proposals impact the significance of the heritage asset(s)?

Please discuss what impact the proposals have on the heritage asset i.e., loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale.

The proposed re-roofing work is a “like for like” replacement of the existing roof. All usable blue slates and terracotta ridge tiles will be re-used, where condition allows. Any additional material required to complete the roof will be sourced from architectural salvage suppliers and colour and type matched.

Post completion, the building will appear identical to its pre works appearance.

The roofing work will include replacing rotten timber lathes and beam ends and the entire roof will be re-lathed with treated timber. A modern breathable roofing membrane will be used. However, in areas where bat roosts have been found (including the dormer windows), the roofing work will adopt natural England guidelines and a traditional bitumen-based roofing felt will be used to allow ingress/egress of bats post construction.

During the work, the existing debris and old loft insulation will be removed, and the roof spaces cleared of any remaining debris. Work will progress carefully with a watching brief for bats (note: surveys have been undertaken and a bat license application is in progress with Natural England). The loft/roof spaces will then be insulated with modern insulation, to the current building regulations / standards and beyond.

Once the work is completed and the scaffolding removed, the building will appear the same as before from all elevations.

How has the proposal been designed to conserve the significance of the heritage asset(s)?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets. Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

The proposed roofing work will be carried out in the most sympathetic way possible to preserve the unique character and visual interest of both the building and the wider conservation area. Once completed, it is anticipated that an observer will have difficulty in determining that roof has been replaced.

Materials will be colour and type matched (as described above). Chimney stacks will be re-pointed only where required and chimney pots retained and repaired / reconditioned in-situ.

Sheet lead will be used to replace all existing leadwork. No plastic-based lead-replacement materials will be used.