

Planning and Heritage Statement



Exeter House

12 Terrace Road Buxton

Derbyshire

SK17 6DU

May 2024



Introduction

This Heritage Statement has been written to comply with The National Planning Policy Framework (NPPF).

A Conservation Area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance (section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Council is obliged by Section 71 of the Act to formulate and publish proposals for the preservation and enhancement of any parts of their area, which are conservation areas.

12 Terrace Road is situated within the 'Central' Conservation Area in Buxton.

Description of Building and Setting

12 Terrace Road Buxton is a semi-detached villa originally constructed as a single dwelling and is one of three "villas" built in the mid 1850's (one detached and two pairs of semi-detached). The building is of coursed local gritstone with dressed stone quoins, and window surrounds.

The building is set back from the road with open parkland known as 'The Slopes' opposite.

The building has been subdivided over the years to create individual living quarters for personal use by the previous owners ancillary to the main dwelling.

The Proposal

The proposal is to regularise what is effectively existing and has been for many years with some minor internal reconfiguration to improve layout and ensure compliance with Building Regulations-particularly part B.

The current layout comprises 9 bedrooms, 4 kitchens and 5 bathrooms, the proposed layout will comprise 7 bedrooms, 4 kitchens and 5 bathrooms.

There will be no change externally with the exception of 2 x velux roof lights to provide natural light to Apartment 4 – one to the front slope and one to the rear slope. The roof lights will be low profile heritage style. The property is served with secondary glazing throughout which should negate the need for replacement windows.

There will be no changes to existing parking arrangements. There are existing parking spaces for 4 vehicles-the property is within close proximity of the town centre and amenities

To comply with Building Regulations Part B a smoke vent will be required to serve the communal protected stairwell. It is proposed that the existing window to the front elevation is replaced with an automatically opening smoke vent window-see drawing D105.



Precedent

Adjoining 13 Terrace Road and 11 Terrace Road have been converted to flats.

The former Grove Hotel has recently had planning approval for conversion to 17 flats.

There are roof lights present on neighbouring number 9, 11 and 13 Terrace Road.

Impact

Heritage Values	Assessment	Impact of works
Architectural and aesthetic	Constructed in mid 1800s from dressed and coursed local gritstone. Architectural details - quoins, ornamental lintels and bay symmetry. Original windows and pattern remain.	Central window on second floor - requirement for Automatic Opening Vent for fire safety. Options with varying degrees of impact to be decided.
Communal	Located on Terrace Road close to the town centre.	No impact on local community
Evidential	Building style typical of Buxton's growth period as a health resort. Scale significantly greater than surrounding towns and villages.	No impact
Historical	A principal building defining the central grand development of Buxton - giving insight into the planned development and history of the town during the Victorian growth era.	No impact

**Design and Access**

The property is in a central location with many amenities accessible within walking distance. There is a bus stop within approximately 100m the property with services to many locations including the town centre, Fairfield, Ashbourne and Harpur Hill, Manchester and Derby.

Conclusion

There will be no change externally with the exception of 2 x roof lights and a smoke vent window necessary for Building Regulation compliance and fire safety.

The proposal will not have any negative impact on the heritage asset.

Please note that we will be submitting a nutrient neutrality assessment and mitigation scheme (if required) to support this application in due course.