

Design & Heritage Statement
For Planning & Listed building Application

Reference: PP-PP-13200430

Erection of 2 Front Dormers at:
17c Broad Walk, Buxton SK17 6JR



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PROPOSAL:

This application is for the erection of 2 dormer windows on the front of the residential dwelling for Flat 17c Broad Walk, Buxton.

The property is in the process of being fully renovated including the conversion of the loft into further living space following planning permission granted on 10 May 2024 HPK/2024/0001 & HPK/2024/0002 and the proposed dormers will be situated in the two new bedrooms.

The dwelling is a Grade II Listed Building and is located within a Conservation Area, which is also subject to an Article 4 direction which controls any alterations to roof as well as other Class A alterations (GPDO Schedule 2 Part 1).

LISTING DESCRIPTION:

Buxton is located in the north-west of Derbyshire, 3 miles from the County boundary with Cheshire and only 2 miles from the boundary with Staffordshire. It lies within the administrative area of High Peak Borough Council.

Buxton is almost entirely surrounded by the Peak District National Park, which is within 3 kilometres in most directions.

The town underwent a dramatic growth during the second half of the 19th century, which can be seen at a glance by comparing population figures. In 1801 there were 760 people living in Buxton. By 1851 there were 1235 and by 1901 this had shot up to 6480. The most recent census figures (2021) give a figure of 20,048 for the resident population within the whole of Buxton, including all outlying areas outside the four conservation areas.

The core of Buxton was designated a conservation area on 1st November 1968 (Buxton Central).

Flat 17c Broad Walk is part of a pair of semi-detached villas, called **Lake Villas**, dating back to 1866, subdivided into flats, located on the second floor of the property.

The building stands in an elevated position overlooking Broad Walk and Pavilion Gardens and within the Buxton Central Conservation Area (Area 4).

The building's listed description:

Pair of semi-detached villas or boarding houses, now 2 houses. Mid C19. Possibly by Sir Joseph Paxton for the Duke of Devonshire. Coursed millstone grit with ashlar dressings and shallow hipped Welsh slate roof with bracketed overhanging eaves and 3 stone stacks. EXTERIOR: 3 storeys. Raised quoins, chamfered plinth and first-floor sill band. Each a 3-window range. Double-fronted pair of houses each with a central doorway and part-glazed door and overlight in moulded pilaster surrounds with cornices, and above a segment headed 2/2 sash with keystone. Either side are single 2-storey canted bay windows with segment headed 2/2 and plain sashes and hipped slate roofs. Above again a single central 2/2 sash flanked by tripartite sashes. Left return, 2/2 sashes and a 2-storey wooden canted bay window to left with 2/2 and plain sashes. Right return, similar sashes. INTERIOR: not inspected. The Broad Walk comprises a series of

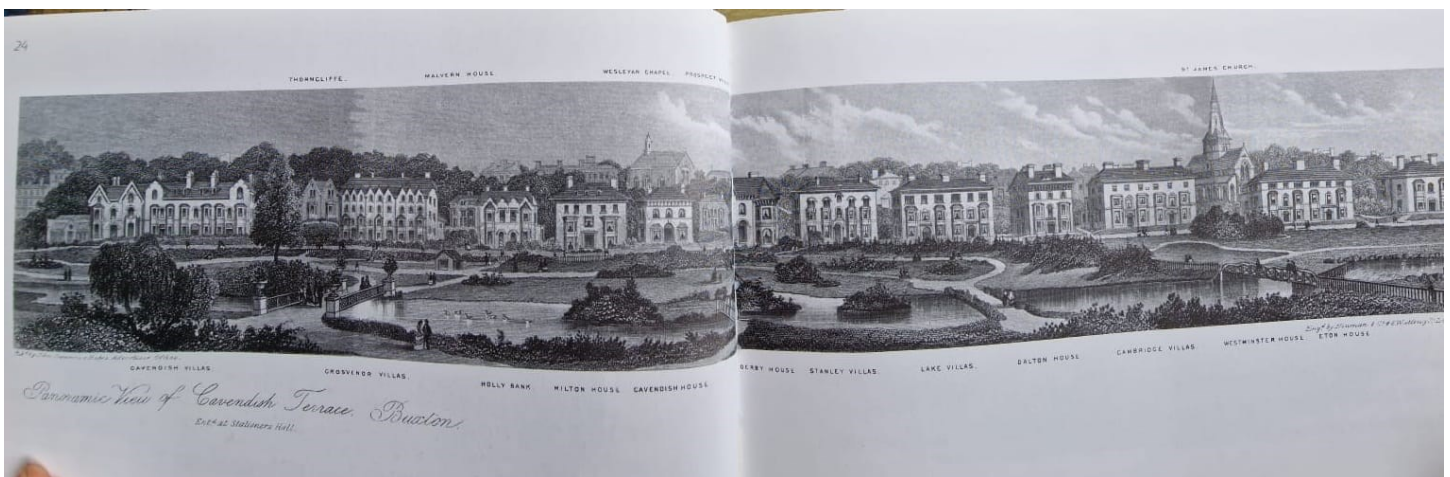
Victorian villas and a walk overlooking the Pavilion Gardens originally laid out by Paxton c1850, though most of the surrounding houses were built by speculative developers. Some were reputed to be designed in detail by his pupil Edward Milner from 1871, and built by Saunders & Woolcott of London for the 7th Duke.

Policy EQ7 requires proposals that affect a heritage asset and its setting to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimises harm to the asset.

NPPF paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 207 requires that where a 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.

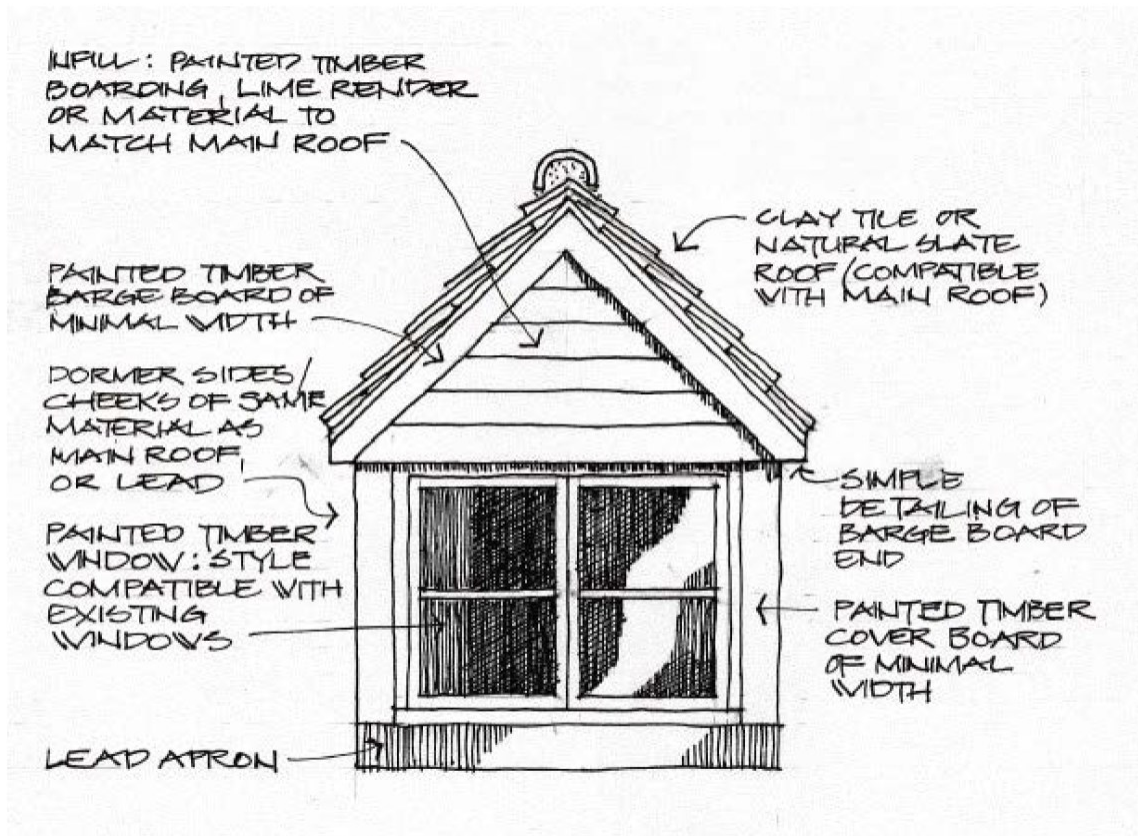
The application acknowledged that the buildings along Broad Walk were originally developed without the erection of dormers, with the exception of Cavendish Villas, and being Buxton one of England's finest spa towns, it is essential that future development conserves and enhance its beauty and cultural heritage of the area.



It is also recognised that dormer windows contribute greatly to the variety of roof forms and their appearance can significantly affect the architectural integrity of a building and the visual amenity of an area.

On the other hand, an assessment of the street scene along the Broad Walk shows that several of the villa buildings facing Broad Walk and the Park are now built with dormer windows on the roof, therefore the principle of erecting windows to the front elevation of listed buildings along the Broad Walk has been established by other properties adding them throughout the last century.

These dormers have been conceived and constructed as part of the original building design, but ultimately added to allow better use of attic space or to take advantage of the attractive views over the Park.



The proposed dormers will preserve the character of the neighbourhood and be in keeping with existing buildings along the Broad Walk.

Since they will be visible from the public realm and the wider surrounding topography, they will be built to complement the existing buildings and will sit well within the roof slope and positioned lower than the ridge of the existing building.

The materials used for the cheeks and sides of the dormers will match the original roofing material and be similar to the existing dormer windows along the Broad Walk, thus having a traditional appearance.

Therefore, it is believed that the addition of the two front dormer windows could be considered acceptable as they are a relatively common and traditional feature along the Broad Walk and are not considered to have any adverse impact on the listed building or the appearance of the street scene and the surrounding conservation area.