

BENCH ARCHITECTS

CONSERVING THE PAST, DESIGNING THE FUTURE

Design, Access, Heritage Statement and Heritage Impact Assessment



Project name:

No. 103 GREEN LANE, BUXTON

Project description:

Change of use of 103 Green Lane from residential to office accommodation

Project number:

21221

The Applicant:

Buxton Civic Association

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Issue Record:

Revision	Issue Date	Description / Status	Prepared by	Approved by
-	17.05.2021	Heritage - Design & Access Statement	AB	RKB
A	18.05.2021	Section 8.3 - SSSI added	AB	RKB

1.0 DESIGNATION & PLANNING HISTORY

1.1. DESIGNATION

103 Green Lane, and the tourist attraction of Poole's Cavern are in a designated Conservation Area which formed part of a hamlet developed on the edge of Buxton named **Buxton-le-Grene**. [Figs.02A-C / Fig 03 / Fig 04A].

1.2. PLANNING HISTORY

Details of historic Planning/Listed Building applications -

NMA/2010/0011- 20/05/2010 - Non-Material Amendment to HPK/2006/0552 to window and door openings and increase garage floor area.

HPK/2006/0552 - 01/09/2006 - Dwelling on part of garden - Planning Permission - Refused.

2.0 LODGE TO POOLE'S CAVERN (103 Green Lane)

The setting has changed dramatically since the beginning of the 19th century. An open barren landscape of quarry working and lime burning, and lime-workers 'Cinder-Hovels' [Figs.05A-B], was supplanted with broad-leaved woodland by the Devonshire Estate.

When the Duke of Devonshire first developed Poole's Cavern as a major attraction, a lodge was built near the cavern entrance to house the custodian - Francis Redfern [Fig.03-1876 Buxton Town Map]. The Lodge survives as 103 Green Lane, but much altered along with the former "Monkey House" and W. H. Bailey and Co turnstile. [Figs.04A-E].

The Lodge was most likely designed in 1852 by **Robert Rippon Duke [RRD]** in a **J. C. Loudon** picturesque Gothic style with steep pitched roofs, ornate barge boards and patterned roof tiling.

Langham (1996) p34 notes - '*RRD also drew plans on behalf of **Sidney Smithers**, the Duke of Devonshire's agent, for the lodge at the entrance to Poole's Cavern; it is likely that RRD designed this lodge and, if so, this would be his first piece of building design in Buxton. He suggests that the lodge was subsequently " ... mutilated by tasteless additions ... " which language seems to indicate that he felt strong ownership of the original design*'.

3.0 HERITAGE SIGNIFICANCE

The Lodge has local cultural significance, but because of extensive alterations it now has limited architectural value.

Although the Lodge is in relatively sound condition, it requires enhancement; most of the original interior architecture has been removed, and significant external architectural features modified or lost. Compare the contemporary photographs 01-10 with historic illustrations Figs.04A-04C.

A future programme of enhancement could remove negative components from the heritage asset, and reinstate architectural features based upon documentary evidence.

Opportunities should be maximized to promote the Lodge's beneficial use - such as greater access promoted by the proposed office accommodation, the removal of fencing and Leylandii hedges to allow the reintegration of the Lodge into the visitor centre.

3.1. Surviving Architectural Components

The following architectural elements of the Lodge survive -

- The Lodges ticketing booth - a canopied porch. [See Fig.04C]
- Window ashlar hood moulds.
- Staffordshire Blue/Brindle Plain tiles with bands of ornamental 'club-tiles'.
- Staffordshire Blue/Brindle Cap-jointed Ridge Tiles.

3.2. Lost Architectural Components

The following architectural components are lost -

- Decorative chimneys.
- Sash or casement windows.
- Ashlar dressings - lintels, jambs, mullions, and cills to the windows.
- Decorative bargeboards.
- Ridge and gable finials.
- Cast-iron rainwater goods.

3.3. Setting and Heritage Receptors within 500m -

Poole's Cavern Conservation Area forms part of small fragments of settlement developed on the edge of Buxton at the former hamlet of **Buxton-le-Grene** and the buildings associated with the original tourist attraction of Poole's Cavern. [Figs.02A-C / Fig 03 / Fig 04].

The backdrop to Poole's Cavern is now swathed in trees, part of Grinlow Wood, which was one of the Duke of Devonshire's 19th century plantations. The area is criss-crossed with footpaths, a focal point for public walks up the hill to **Solomon's Temple** [Fig.06]. Previously, the hillside was part of a network of limestone workings, including lime burning. [Fig.10]

➡ Refer to HER Monument record MDR371 - Grin Low Lime Kilns, Buxton.

Most of the early buildings, that predate the opening of the show-cave in 1853, are built from local rubble limestone [Figs.02B-02C], which was probably originally limewashed. Then the buildings would have stood out even more.

The remains of limekilns and platforms of spoil can still be found in the woods. Limestone kiln spoil forming hillocks were evacuated to form dwellings [Figs.05A-05B].

*"A great portion of the summit of **Grin Low** is covered with dross and slag, the refuse of the neighbouring limekilns. Many of these mine hillocks have been excavated and were formerly the habitation of human beings - generally a small aperture in the side answered the purpose of a window, and an opening through the roof served to carry off the smoke from the interior.*

*Through the exertions of the late **Mr. Wilmot**, the agent [1856-1864] of the Duke of Devonshire, these wretched hovels have been destroyed, and in their stead a number of neat and comfortable dwellings have been erected at Burbage ... " 'J Croston "On Foot in the Peak" 1876*

A footpath leads from Green Lane past a small limestone cottage (105 Green Lane), which sits on the hillside above the opening to the cave. It is a focal point from Green Lane. [Photo-02]

From the car park to Poole's Cavern and the public footpaths around the immediate area, there are glimpses of the old limestone Farmhouses [85-87 Green Lane Figs.02B-02C] and long views looking south-east across the fields to the woods. The area still has a rural character, with small fields for grazing.

3.4. **Poole's Hole - Monument record MDR252 - Poole's Cavern, Green Lane, Buxton**

The cave was one of the earliest tourist sites within Buxton to be developed, reputedly visited by Mary Queen of Scots in 1580.

In 1636 it was described in verse by Thomas Hobbes in his book '*De Mirabilibus Pecci Being - The Wonders of the Peak in Darbyshire*'.

1681, Charles Cotton "The Wonders of The Peake" promoted Poole's Hole. It continued to be a major draw for visitors in Buxton throughout the 18th century. [Fig.01A-01B]

The Devonshire Estate acquired the land and the site of the cave in the late 18th century and the local tenants of the land continued to run it, albeit in an ad-hoc manner, charging money for entrance and guiding. Access was difficult and involved crawling and stooping over long distances.

In 1853 the 6th Duke appointed Mr Frank Redfern as the cavern's first official custodian, and the cavern was officially opened as an added attraction for visitors to the growing Spa resort.

Frank Redfern - commissioned the **Buxton Gas Company** accompanied by **Messrs. Bramwell and Rose Engineers** to install 250 coloured gas and magnesium lights to the cavern interior - [Buxton Advertiser - Saturday 23 April 1859]

Redfern established "A most interesting Museum, containing Roman and ancient British relics, found in the Cavern, and fine old English oak carvings, from two to four hundred years old, and great variety of old china, &c., &c". [Buxton Advertiser - Saturday 01 March 1884].

"Tea parties supplied at the shortest notice, either in the sitting-room or arbour". [Buxton Advertiser - Saturday 13 July 1861].

3.5. **17th Century Farmhouses** [Figs.02A-02C, Fig.03, Fig.04]

The two Grade II listed 17th century Farmhouses* to the SE of Poole's Cavern car park [Fig.02A-C - **1775 George Barker Map - plot 59**], are the remains of the hamlet of Buxton-le-Grene. They are small in scale and supported smallholdings.

They have an unusual relationship to Green Lane and may have been originally encroachments onto Grin Low, and the same may be true for No.105 Green Lane.

- *NUMBER 85 AND ATTACHED OUTBUILDING AND GARDEN WALLS – Grade II - UID: 1259242.
- *NUMBER 87 AND ATTACHED GARDEN WALLS - Grade: II - UID: 1259247

3.6. Solomon's Temple [Figs.06]

'Grinlow Tower' [Fig.06] was designed by George Edwin Garlic (1863-1932) and was inaugurated by Victor Cavendish in September 1896 [Buxton Herald 23.09.1896].

3.7. Other Heritage Receptors -

The following Heritage receptors are between 500m to 1KM from 103 Green Lane -

- Christ Church Burbage - Grade: II - List UID: 1259182
- OBELISK AT DOG HOLE COTTAGE - Grade: II - List UID: 1259180
- LIMEHOUSE AT NGR SK 0415 7262 - Grade: II - List UID: 1259213
- MILNTHORP ALMESHouses - Grade: II - List UID: 1259187 - UID: 1007019
- Lismore Fields Mesolithic & Neolithic settlement - Scheduled Monument –
- Sundry Listed properties on Broadwalk
- St Anne's Church - Grade: II* - List UID: 1259392

4.0 HERITAGE IMPACT ASSESSMENT

4.1. Buxton Civic Association (BCA) is acquiring 103 Green Lane (formerly the Custodians Lodge and ticket office) - the adjacent property to Pooles Cavern Visitor Centre.

BCA considers 103 Green Lane to be an integral part of the Pooles Cavern site given its history and association with the historic show cavern.

BCA wish to use the Lodge for 6-8 administrative staff because the visitor centre is very short of office space. BCA's proposal is to make use the existing rooms within the building to accommodate offices and a meeting room, together with a shower and changing facilities for BCA's woodland staff.

The single existing 103 Green Lane car parking space will only be for disabled parking, BCA staff will continue to utilise the visitor centre car park with direct pedestrian access.

103 Green Lane is separated from the visitor centre by a timber fence and Leylandii hedge. BCA wish to remove the fence and Leylandii hedge to allow the visual integration of the two sites.

The removal of these barriers will also allow the surviving grotesque sculpture and urns from the 1853 museum garden to be seen.

4.2. No harm (whether negligible or otherwise) is caused by the proposals and only positive enhancement of the heritage significance of the site by the unification and reintegration of the former Warden's Lodge into the Visitor Centre.

4.3. The proposals comply with the following normative references -

- **National Planning Policy Framework - Paragraph 189** - which requires applicants to describe the significance of the heritage asset, contribution made by their setting, and provide a Heritage Impact assessment.
- **BS 7913: 2013 - Paragraph 5.9.**

4.4. CONCLUSION -

It is considered that the proposals to reinstate the 1853 curtilage of Poole's Cavern and use Redfern's Lodge for office accommodation will result in no harm to the heritage asset, either in the form of direct physical impacts or in terms of an effect on its settings.

The proposed development would have no effect on the adjacent Scheduled Monuments, or the adjacent Listed Buildings.

It is considered that the proposals follow and comply with the relevant policies of HPBC [Local Plan - Policy EQ 7].

5.0 ILLUSTRATIONS & PRIMARY SOURCES

01A_ 1610 John Speed's Map - The Buxton Hall [*Chatsworth Archive*].

01B_ 1725 Poole's Hole Sketch-William Stukeley [National Archives].

02A_ 1775 George Barker - Buxton-le-Grene [Chatsworth Archive ref.2049].

02B_ No. 85 Green Lane - Grade II listed 17th century Farmhouse [Bench Architects]

02C_ No. 87 Green Lane - Grade II listed 17th century Farmhouse [Bench Architects]

03_ 1876 Buxton town map [*Chatsworth Archive*].

04_1898 2nd Edition Ordnance Survey

04A_c1900 - Pooles Cavern Gardens - Source Mik Atkinson

04B_c1862-Pooles Cavern Gardens - Francis Frith ref 1461 - Source V&A

04C_1884 Poole's Cavern from JC Bates - Views in the High Peaks - The Silk Press Ltd. 1999

04D_Poole's Cavern - C1890 Postcard by F. Redfern - Museum & Garden

04E_ Poole's Cavern - C1890 Postcard by F. Redfern - Bandstand, Museum & Garden

05A_ Thomas Bateman 'Dwelling scooped in a Cinder Heap at Buxton Lime kilns' [*Chatsworth*]

05B_C Baeman 1884 - Miners Cottage near Buxton - The Silk Press Ltd. 1999

06_Solomon's Temple [V&A ref 2010EG3539]

07_Poole's Cavern - Cartographic Regression [Bench Architects]

08A_POOLE'S CAVERN - Buxton Conservation Areas Character Appraisal - [HPBC 2007]

08B_POOLE'S CAVERN - Buxton Conservation Areas Character Appraisal Detail - [HPBC 2007]

09A_ Historic England - Historic Environment Record Search - Green Lane-Buxton

09B_ Historic England - Historic Environment Record Search - Buxton

10_Derbyshire HER - illustrating Grin Low and Pooles Cavern

6.0 SECONDARY SOURCES

- 6.1. Brighton, Trevor** (2004) - The Discovery of the Peak District - Phillimore. PP 47-58
- 6.2. Buxton Advertiser** - Saturday 23 April 1859 - Gas Light at Pooles Cavern [Buxton Gas Company accompanied by Messrs. Bramwell and Rose Engineers]
- 6.3. Hartwell, Clare** (2016) - Derbyshire (Pevsner Architectural Guides) - Yale.
- 6.4. Langham, Mike** (1996) - The architect of Victorian Buxton: a biography of Robert Rippon Duke "The Duke of Buxton". Pp.33-34.
- 6.5. Langham, Mike** (1999) - JC Bates 1884 - Views in the High Peaks of Derbyshire". Pp.64-73.
- 6.6. Langham, Mike** (2001) - Buxton: A People's History. Pp.179-180.
- 6.7. Leach, J** (1996) 'Grin Hill, Buxton, a major Derbyshire limestone quarry', Derbyshire Archaeological Journal.
- 6.8. Leach, J.** (1995). 'Burning lime in Derbyshire pye kilns', Industrial Archaeology Review.

7.0 ACCESS

- 7.1.** The proposals do not include any changes to the access arrangements for the site or Buildings.

7.2. PUBLIC TRANSPORT

The proposal does not affect access/ transport planning.

Railways:

Buxton Train Station is 1.6 miles from 103 Green Lane. Northern Railways connect Buxton to Manchester.

Bus/Coach Services:

Several buses serving Buxton to Manchester, Macclesfield, Bakewell and other surrounding towns.

Air Travel:

Manchester Airport is 22miles from Buxton.

8.0 ENVIRONMENT

8.1. Ecological matters -

103 Green Lane is separated from the visitor centre by a timber fence and Leylandii hedge. BCA wish to remove the fence and Leylandii hedge to allow the visual integration of the two sites.

Breeding Birds -

All wild species of breeding birds and their nests are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CROW) Act 2000. Part 1 (Section 1:1) of the WCA states that it is an offence to intentionally:

- (a) kill, injure or take any wild bird;
- (b) take, damage, or destroy a nest of any wild bird while that nest is in use or being built; or
- (c) take or destroy an egg of any wild bird,

Mitigation -

Works should ideally take place outside the breeding bird season which lasts from March to August inclusive. If it is necessary to carry out the work during the breeding season, then a survey should first be carried out by a qualified ecologist to ensure there are no active nests present. If nesting birds were confirmed to be present then works would need to be postponed until young have fledged, or alternatively a no works buffer zone installed preventing access to areas within 4m of the nest.

8.2. Arboricultural matters -

No trees are affected by the proposals, but the leylandii hedging will be removed.

8.3. Site of Special Scientific Interest [SSSI] / Geological Conservation Review - ref: 15 WNF

Poole's Cavern and Grin Low Wood are designated as a SSSI and are protected sites. Festuca ovina - Avenula pratensis lowland calcareous grassland and a Cave of geological interest.

The proposed change of use from residential to office at 103 Green Lane, and the hedge removal will have no effect on these Sites of Special Scientific Interest or their condition.

9.0 CONSULTATION

The proposals were discussed with HPBC Planning Support - [HPBC ref: - HPK/2021/0122 17/03/2021 email].

10.0 CONCLUSION

10.1. The proposed purchase of 'Redfern's Lodge' - 103 Green Lane - for office accommodation will result in no harm to the heritage asset, either in the form of direct physical impacts or in terms of an effect on their settings.

Based upon documentary evidence - the purchase and change of use also provides opportunities for future enhancement of the former Warden's Lodge and reverse inappropriate historic modifications.