

MOUNTEER LIMITED

Heritage Statement

Change of Use

C3 Single Dwelling House to C2 for Residential Care

4 South Street

Buxton

SK17 6LB

Client: Mr Wasim Caleem

Date: 03.10.2024

Maximising the Value of Heritage Assets
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1 Introduction

Author Profile

I am a chartered building surveyor elected in 1983, forming my own chartered building surveying practice since 1984. Since that period I have dealt with projects in the heritage sector both in terms of survey analysis reports. I was commended in the 1991 first RICS conservation awards and some 7 years ago took a Master's Degree in the Care of the Historic Environment. I am an RICS registered conservation surveyor, and dealing with heritage statements regarding listed buildings scheduled, ancient monuments, conservation areas and other associated heritage issues.

Purpose of Report

The purpose of the report is to identify the impact on the conservation area of the area 2 of the Central Buxton Conservation Area due to internal alterations.

References

JAAN Architects Drawing Sheet 4SSB, dated 19.09.2024

Historic England Local Heritage Listing; Identifying Conserving Local Heritage
HD Advice Note 7 (Second Edition)

NPPF Section 16 Conservation Enhancing the Historic Environment

Buxton Conservation Area Appraisal 2007

High Peak Local Plan 2016 Policy EQ7 Built & Historical Environment

2 Proposal

Brief Development of the Site

The existing building needs to be altered internally with no external changes in elevations that can be seen on the plan.

Proposals

This is a standalone property which I suspect would have been possibly part of more than one property on South Street in the past, but is now a typical vernacular 3 storey building of local style.

3 Cultural Heritage Impact Methodology

3.1 Significant Assessment

3.1.1 Heritage Values

English Heritage guidance on heritage assessment is set out in Conservation Principles, Policies and Guidance for the Protection of the Historic Environment (EH, 2008) which identifies a series of “heritage values” against which a site's heritage significance should be assessed.

Evidential Value

Evidential value derives from the potential of a place to yield evidence about past human activity and can be natural or manufactured. Very often archaeological deposits are of evidential value as they are the primary source of human activity for a particular place and period. However, other types of asset can also be of evidential value where the written or drawn record may be incomplete. Age is a strong indicator of relative evidential value but is not paramount while the evidential value of an asset tends to be diminished in proportion to the extent of its removal or replacement. There is a certain degree of overlap with historical value, discussed below.

No indepth archaeological investigations have been made as there are no proposals to alter or excavate within the grounds.

Historical Value

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be either illustrative or associative. Illustrative value relates to the way a place may provide a tangible link to illustrate aspects of history or prehistory. This relies on visibility and may relate to distinctiveness of a regional tradition or an aspect of social organisation. Associative value is concerned with links with a notable family, person, event, or movement. Buildings or designed landscapes may relate to a particular person and the way in which they were designed, laid out or furnished may reflect that person's personality or needs. Buildings or landscapes may also be associated with notable art, literature music or film and they may derive associative value from this.

This is not of particular high historical value, it is a reasonable example of vernacular architecture within the area, but is slightly subservient and it is a working class type of residential accommodation back from the main street.

Aesthetic Value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place; it can be because of conscious design or can arise fortuitously because of the development and use of a place over time, or from a combination of the two factors. Where aesthetic value derives from conscious design, this may relate to aspects such as form, proportions, massing or of views and vistas, and the retention of the value relies on maintaining the integrity of the concept. Fortuitous aesthetic values may involve the organic form of a rural or urban landscape and reflect the appearance of a place as it has developed over a period. Aesthetic value resulting from the passage of time on human works, the “patina of age” may overlie the values of conscious design and may enhance or detract from them.

This is a relatively simple building in terms of aesthetic value.

Communal Value

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are tightly bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. This may relate to commemorative or symbolic places, or places which contribute to a sense of identity. Communal values may tend to relate more to an activity associated with the place rather than the physical buildings themselves and is thus less reliant on the physical survival of historic fabric.

It has no association with any community use.

Table 3.1 Summary of the Significance of Heritage Assets

Heritage Significance	Summary Rationale
High	Asset has importance for an outstanding level of evidential, historical, aesthetic, or communal value or a high level of more than one value, resulting in a high level of architectural or historic interest.
Medium	Asset has importance for a high level of evidential, historical, aesthetic, or communal value or several elements of more than one value.
Low	Asset has importance for elements of evidential, historical, aesthetic, or communal value.
Negligible	Asset has little importance for elements of evidential, historical, aesthetic, or communal value due to its nature or form/condition/survival.

Other Criteria Used

Cultural Heritage Impact Assessment Methodology

No standard method of evaluation and assessment is provided for the assessment of significance of effects upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07, Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective) and English Heritage Good Practice Advice in Planning Note 3: The Setting of Heritage Assets. Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

Value

The table below provides guidance on the assessment of cultural heritage value on all archaeological sites and monuments, historic buildings, historic landscapes, and other types of historical site such as battlefields, parks, and gardens, not just those that are statutorily designated.

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality. Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well-preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s)
High	Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association Designated or undesignated special historic landscapes and townscapes with reasonable coherence. integrity, time-depth or other critical factor(s)
Low	Undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.

Negligible	Assets with little or no surviving cultural heritage interest. It is a building of no architectural or historical note. The Landscape has been severely fragmented, and the contextual associations are compromised due to the demolition of the main hospital complex.
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3.1.2 Magnitude of Impact

Magnitude of Impact	Typical Criteria Descriptors
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative) Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding, and appreciation is improved; the asset would be bought into community use. (Positive)
Slight	Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative) Minor benefit to, or partial restoration of, one (more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive)
Negligible/ No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative). Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the no discernible change in baseline conditions. (Positive)

Using the table of magnitude of impact, there is **no change** to the property externally by the alterations internally.

We consider the value is more associated with **low**, that is an undesignated asset of local importance. It's only half of the building is actually within the conservation area, it does not contribute particularly to the conservation area in terms of its architectural style.

Therefore, we conclude there is **no change** in magnitude of impact.

3.1.4 Significance of Effect

By combining the value of the cultural heritage resource with the predicted magnitude of impact the significance of the effect can be determined. This is undertaken as the table below:

Significance of Effects	Magnitude of Impact			
Cultural Heritage Value	Substantial	Moderate	Slight	Negligible/No Change
Very High	Major	Major Intermediate	Intermediate	Minor
High	Major Intermediate	Intermediate	Intermediate Minor	Neutral
Medium	Intermediate	Intermediate Minor	Minor	Neutral
Low	Intermediate Minor	Minor	Minor – Neutral	Neutral
Negligible	Minor- Neutral	Minor- Neutral	Neutral	Neutral

We consider that the effect on the **low value** and **no change** to be **neutral**.

4 Buxton Central Conservation Area Appraisal

Area 2 Higher Buxton

With regard to the fact that the proposal is for no exterior change in the building whatsoever, therefore its effect on the character of the conservation area is unaltered.

Furthermore, the conservation area strikes straight through the centre of the building which in itself is an unusual boundary. It has no effect on the setting of the nearby listed buildings or structures.

The character of area 2 is described on page 60 of the character appraisal, but as this has no particular bearing upon the proposals of this change of use application.

As described in the character appraisal South Region South Avenue, like Tor Street and St James Street, very typical of working class houses within Buxton hidden behind the main streets. This proposal does not alter that position.

With regard to the principle view of the building is unaltered as it can be seen on conservation area 2 map.

5 High Peak Local Plan 2016 Policy

EQ7 Built & Historic Environment

The policy will be achieved by the following which relate to this particular proposal:

The works required that would impact on the heritage asset and or the site or affect archaeological evidence

The proposal does not affect features which contribute to the character.

The property is not in an area of archaeological interest.

The proposed development does not affect the heritage asset particularly as there are no alterations or extensions to the existing building. There is some internal alterations to subdivision, but these are necessary to make the building viable.

6 National Planning Policy Framework – Section 16 Conservation & Enhancing the Historic Environment

5.1 194

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.

We have assessed the alterations to the property in proportionate to the impact on the alteration to the property.

5.2 195

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.

There is no impact at all on the conservation of these proposals.

5.3 203

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

There is no effect on the building as the alteration is internal.

7 Conclusion

As there is no change to the elevations or extensions or anything to the external appearance of the property, it does not affect the significance or impact on the conservation area.