

Jonathan V. Davies

CHARTERED SURVEYORS



HERITAGE STATEMENT LAND TO THE EAST OF

68 QUEENS ROAD

BUXTON

SK17 7ER

EASTING 406883 , NORTHING 373986

SEPTEMBER 2024



Regulated by

RICS

1 Market Street, Buxton, Derbyshire SK17 6JY
Tel: Buxton (01298) 72860

☐ Tel: Stockport (0161) 480 5311 VAT No. 363454296

Website: www.jonathanvdavies.co.uk

Email: jonathanvdavies@jonathanvdavies.co.uk

Email: jonathanvdavies@hotmail.co.uk

Introduction

This Planning and Heritage Statement has been written to comply with The National Planning Policy Framework (NPPF) and is to support an application for full planning approval for a minor residential development of six dwellings on land off Queens Road in Buxton.

Location and Context

The site is situated in Fairfield, a mixed use area to the North East of Buxton.

The site is not within a Conservation Area however the Northern edge of the site bounds the Fairfield Conservation Area.

To the South of the site is Queens Road, a residential street of mainly 2 storey gritstone terraced houses-not a Conservation Area.

To the East of the site is Montpelier Gardens-a relative modern residential development of 2 storey houses faced with artificial stone-not a Conservation Area.

To the West of the site is Cross Street-a residential street of mainly 2 storey post war semi detached dwellings faced with dashed render-Not a Conservation Area.

The Fairfield Conservation area has been divided into three sub areas as follows:

1. St Peters Church
2. Waterswallows Road
3. Fairfield Common

In this instance it is Area 2 that is of relevance as it is this area that adjoins the site.

The following is an extract from Fairfield Conservation Area Character Appraisal:

Overlooking Fairfield Common, is generally flat but falls away towards the Eastern edge of the Conservation Area. The tree belt forming the Southern Boundary to the Common is an important landscape feature providing shelter from the open aspect of the common.

The earliest development of 17th and 18th century farm buildings, arranged in courtyards at 90° to Waterswallows Road would originally housed stock that grazed on the common. Later 19th and 20th Century buildings are principally infill developments.

The buildings in this area are a mixture of farm buildings and Victorian semi-detached properties. The farm buildings are generally small scale and closely integrated within the existing pattern of buildings whereas the later Victorian buildings are typically larger in size and scale with more ornate stone detailing. All are constructed from either natural gritstone or limestone, some are whitewashed and many retain their natural roof materials.

The Proposal

The proposal is for 6 x new dwelling houses

Materials

Walls to be faced in natural gritstone at low level and rendered above with gritstone quoins and lintols.

The roof is to be covered with natural slate.

Gritstone is referenced in the Character Appraisal as being one of the main materials used within the Fairfield Conservation Area - properties faced in gritstone can be found on Waterswallows Road and St Peters Road as well as Queens Road and Cross Street which both adjoin the site but are not within the Conservation Area.

The use of white render acknowledges the white washed traditional buildings in the area.

Natural slate was chosen as it is referenced in the Character Appraisal as being the dominant roofing material in the area.

Additional Mitigation

To comply with Biodiversity Net Gain requirements a native hedgerow is proposed to be planted along the full length of the Northern boundary between the Conservation Area and the site, although the development will not be visible from the public realm of the Conservation Area, the introduction of a hedge will soften the boundary and compliment the green space referenced in the Character Appraisal (see Location Plan B100).

Impact on Heritage Asset

The impact the development will have on the heritage asset is low due to the following reasons:

1. The site will not be accessed via the Conservation Area.
2. The site will not be visible from the public realm of the Conservation Area.
3. Only a small portion of the site bounds the Conservation Area.
4. The proposed houses are to be faced with natural gritstone. There are other relatively modern developments within the Conservation Area such as the former Liberal Club site on Waterswallows Road and Links View on North Road that are faced in artificial stone. Consent was also granted for the development of Montpelier Gardens which

also bounds the Conservation Area and is adjacent to the site, houses on Montpellier Gardens are faced in artificial stone.

Conclusion

The impact the proposal will have on the Conservation Area is minimal. The proposal is for low density, high quality housing.