

Design & Access Statement
Listed building Application
Statement of Significance

Reference: PP-13705265



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Proposed Internal Alterations at:
17 Broad Walk, Buxton SK17 6JR

PROPOSAL:

This application is for the refurbishment of the ground floor flat at 17 Broad Walk, Buxton purchased in 2024 and vacant for several years prior to its sale.

The dwelling is a Grade II Listed Building and is situated within a Conservation Area.

The building is currently sub-divided into 3 self-contained residential flats; probably the conversion into self-contained dwellings dates back to 60-70 years ago judging by the configuration of the property and the other two flats.

Type of works:

The proposal entails internal refurbishment accenting the original features of the flat.

Permit is sought for the installation of an ensuite bathroom in an area currently used as storage room; opening up the kitchen entrance and new kitchen furniture; new electric and plumbing; reinstating the 2 fireplaces in the lounges, including lining the flues and installing wood burning stoves; retiling; painting and decorating; new ceiling and insulating the walls in the basement currently made from stone and the ceiling made from lath and plaster (uneven and cracked with areas which have fallen down revealing the timber laths behind); installing railing to safe access to basement.

Noting that there are no significant changes to the internal walls, doors or features. In this respect, the proposed internal alterations have taken into consideration the restoration of existing internal and external wood and glass doors, bringing back their inherent charm and extending their lifespan for generations to come.

The lounge (right) has a fireplace with an open grate fire



The lounge (left) has a fireplace with a coal-effect gas fire fitted



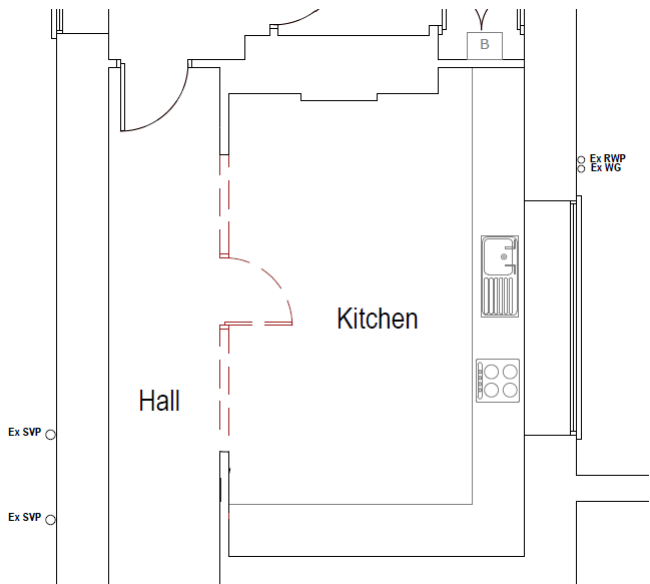
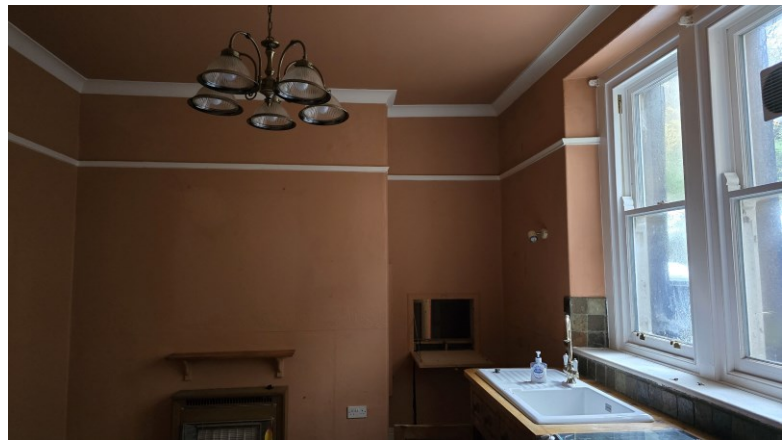
Vestibule door



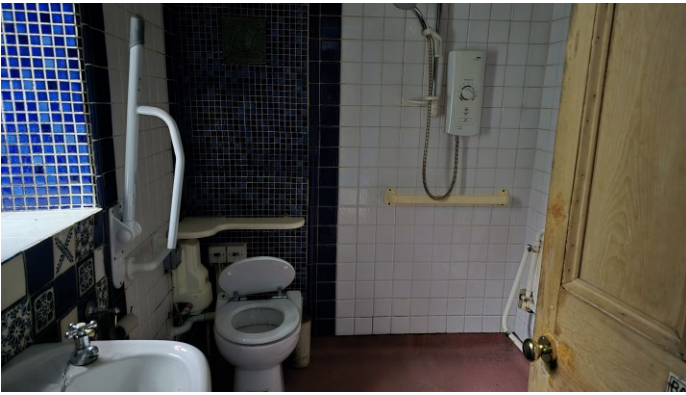
Timber below carpets



Existing/proposed kitchen



Existing bathrooms



Existing bedrooms (rear part of the flat)



(front part of the flat)



Existing/ proposed access to basement via trap door:



Existing basement ceiling and walls



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 17 Broad Walk is part of a pair of semi-detached villas, called **Lake Villas**, dating back to 1866.

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

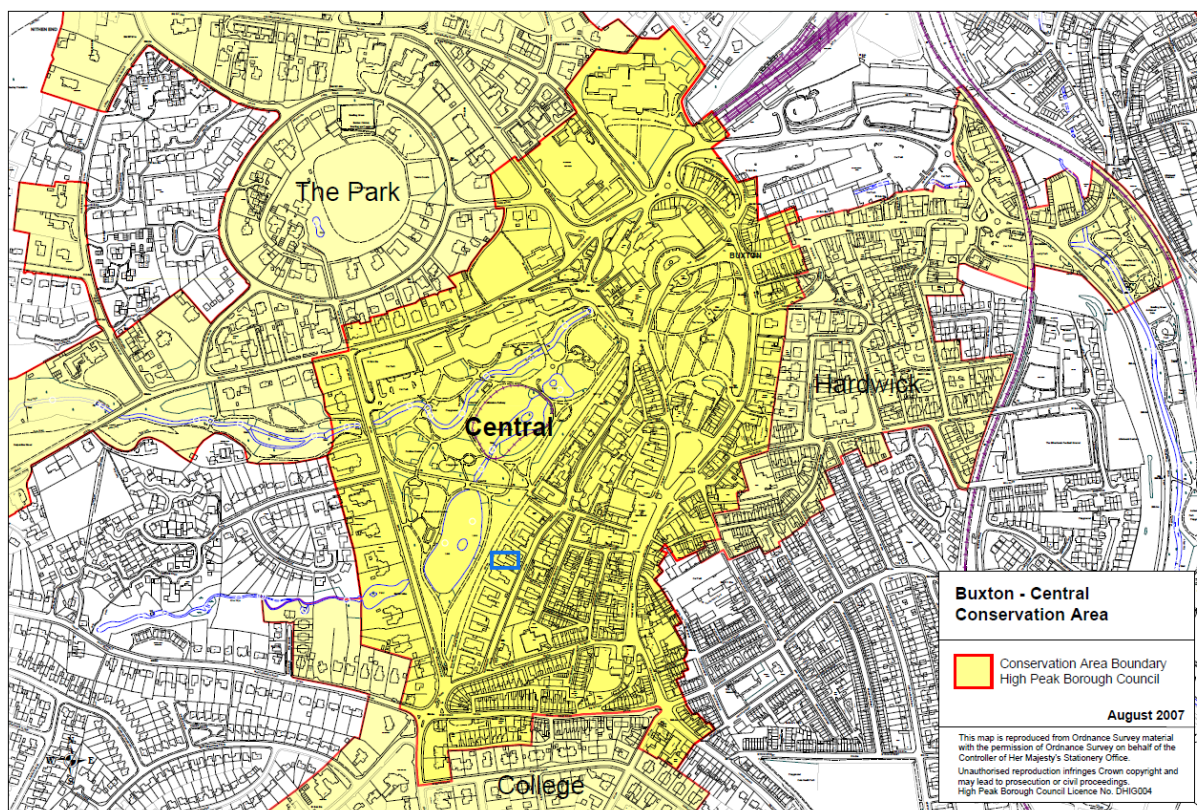
Possibly built by Sir Joseph Paxton for the Duke of Devonshire, the building features:

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: no longer of significance interest as renovated in the years, hidden features such as fireplaces to be reinstated.

The property is part of AREA 4 - includes the gardens and parks laid out initially by the Dukes of Devonshire (Pavilion Gardens and Serpentine Walks) and subsequently by the Buxton Improvements Company and then the local authority, all as part of the attractions on offer for the visitor to the spa. It includes the Octagon and The Opera House.



The value of the heritage asset is predominantly as whole structure and the external appearance to the Broad Walk. The defining features are the mass, stone and detail, along with the sliding timber sash windows and bays that will be restored where damaged.

Property history/ Relevant Previous Applications:

No previous planning applications were made for the property in the past years.

Previous works did not involve any changes of the flat's layout but just general maintenance work and basic cosmetic works, painting and retiling – front of the property features timber floor while the rear existing floor is of a modern concrete, thought to date to the buildings conversion to flats.

The work was not either sympathetic or of high quality.

STATEMENT OF SIGNIFICANCE:

Broad Walk comprises the most important residential development in Buxton, consisting of a series of Italianate grade II listed villas and a walk overlooking the Pavilion Gardens.

Broad Walk development began in 1861 as Cavendish Terrace on land bought from the Cavendish Estate to provide a link between the baths in the Crescent and the cold water Tonic Bath on Bath Road, originally laid out by Sir Joseph Paxton (c1850), and remodelled by Ernest Milner and his son Henry from 1870.

Lake Villas is a charming well-proportioned and detailed Victorian building, and carries some significance in this respect, however its significance is principally due to being an element of the designed landscape of Broad Walk and Pavilion Gardens.

Individually, and as a group, they characterise a key example of the nineteenth century development of Buxton as a leisure facility for the wealthy.

ACCESS:

The site is accessed by vehicles from Hartington Road which runs in a north to south direction to the rear of the property to the east. Parking is in front of the property and no changes to the parking area or to its access will take place.

Conclusion:

The flat 17 Broad Walk requires full refurbishment to meet modern living standards.

The proposed internal works are considered minimal alterations to the existing fabric of the property and will improve the heritage and features of the flat, as well as ensuring its longevity.

The site will be unaffected by the proposal.