



High Peak Borough Council

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Application number

HPK/2025/0015 (FULL)

HPK/2025/0016 (LBC)

Site location

17 Broad Walk

Buxton

Proposal

Refurbishment of existing flat including installation of en-suite bathroom in existing storage room, changing the door from kitchen to corridor with arch for open plan kitchen, and reinstating the 2 fireplaces

Conservation Advice

Date: 19/03/2025

Heritage Asset: Grade II listed 16 and 17 Broad Walk

Buxton Central Conservation Area

Grade II* listed Pavilion Gardens

Summary of Significance

The site relates to the ground floor flat at 17 Broad Walk. 17 Broad Walk is part of a group listing with the semi-detached 16 Broad Walk. The pair of villas are characteristic of Broad Walk and can be prominently viewed from the public path along Broad Walk. No. 17 has previously been subdivided into 3 flats. The ground floor flat includes basement access.

The site is also located within the setting of the Grade II* listed parks and gardens (Pavillion gardens) and within the Buxton central conservation area.

Assessment and Impact

It is proposed to refurbish the existing flat, including installation of en-suit bathroom, open plan kitchen and reinstate 2 fireplaces. The different elements of this refurbishment have been assessed below.

Fireplace Reinstatement

It is proposed to reinstate 2 fireplaces. One in the sitting room and one in the living room. Officer site visits demonstrated that the original fireplace details have been previously lost and replaced with gas fires. The original chimney breasts are intact. As such the proposed reopening of these fire is considered acceptable, and will aid in traditional ventilation and heating of the listed building.

Removal of kitchen wall

It is proposed to open up part of the existing kitchen wall to create an open plan kitchen. Officer site visit demonstrated that this wall is modern in construction. The kitchen to no. 17 would not have originally been in this location, as such the wall was likely constructed

as part of the conversion to flats. The proposal will allow for the retention of internal archway detail. As such the walls demolition will not harm the heritage asset.

Utility and shower room

It is proposed removal of the existing shower room, to create utility and new shower room. The existing shower room is located to the rear of the flat, this section to the rear of the flat is likely to have been a scullery or servants entrance. The existing shower room appears to have been installed during the conversion to flats. As such its removal and replacement is considered acceptable.

Ensuite

The proposed ensuite will include the conversion of an existing storage cupboard and relocation of doorway. Officer site visit demonstrated that this room does not have any means of natural ventilation. The proposed plans do not demonstrate any mechanical ventilation within this space. The introduction of a shower to this room will introduce high levels of moisture, with no apparent means of ventilation. This will lead to damp which over a long term period will harm the fabric of the listed building. As such the application should be required to provide evidence of how the en-suite will be effectively ventilation, or omit the en-suite from the scheme. A W/C may be more appropriate for this space as this will create less harmful levels of moisture than an shower.

Conclusions and Recommendations

In conclusion, a large extent of the proposed work are not considered to impact upon the significance of the heritage asset, and are therefore not harmful. However, the proposed installation of an en-suite with no ventilation presents the possibility of long term damp issues and subsequent damage to the fabric of the building. As such the proposed en-suite is considered to cause less than substantial harm. The applicant should either demonstrate means of ventilation, or omit the en-suite from the scheme.

Conservation Officer: Rachel Robinson
High Peak Borough Council