



High Peak Borough Council

working for our community

Application number

HPK/2024/0332

Site location

48 Spring Gardens, Buxton

Proposal

Change of use of the existing two-upper floor of the property to residential use.

Conservation Advice

Date: 11/02/2025

Heritage Asset: Buxton Hardwick Conservation Area

Summary of Significance

48 Spring Gardens is a three storey mid-terraced property located within the Buxton Hardwick conservation area. Buxton Hardwick conservation area (CA) is characterised by large villa housing. Commercial buildings are located along Hardwick Street leading down to Spring Gardens. Many commercial buildings within the CA have the character of villa housing, many designed with upper floor lodgings.

Assessment and Impact

The applications seeks consent for the change of use of the upper two floor to residential use, including some external alterations to the rear. The upper floors were previously used for storage, and have been converted to residential. The upper floors were likely designed to be of a residential use in connection with the commercial unit at the ground floor. As such there are no heritage objections to the principle of converting the upper floor to residential use.

The alterations to the rear elevation include the alteration of a window to a doorway, utilising an existing fire escape to create access to the upper floor residential units. This new door and roof cannot be viewed from the street scene. The rear alterations do not enhance the CA, and as such are considered to have a neutral impact upon the CA. However, it is recommended that balcony roof be of slate to match the roof of the host building. furthermore details are required of the proposed rear door to ensure that materials are acceptable.

Conclusions and Recommendations

In conclusion, the proposed works are considered to have a neutral impact upon the Buxton Hardwick conservation area, due to a lack of visibility. As such there are no heritage objections subject to the following conditions:

- The balcony roof hereby approved shall be finished in slate to match the host building unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason:- To ensure that the external appearance of the development is satisfactory in accordance with High Peak Local Plan Policies EQ6 and EQ7.

- Prior to the insertion of any new external doors, full details of all new external doors, drawn to a scale of 1:20 and including details of proposed finish and colour, shall be submitted to and approved in writing by the local planning authority and the insertion of all windows and external doors shall be undertaken in exact accordance with the details approved.
Reason:- To ensure that the external appearance of the development is satisfactory in accordance with High Peak Local Plan Policies EQ6 and EQ7.

Conservation Officer: Rachel Robinson
High Peak Borough Council