



High Peak Borough Council

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Application number

HPK/2025/0080

Site location

Buxton Railway Station , Station Road

Proposal

Retention of steel shipping container which has been converted into a food retail outlet.

Conservation Advice

Date: 29/04/2025

Heritage Asset:

Grade II – Screen wall to former train shed
Buxton Central conservation area

Summary of Significance

The grade II listed screen wall acts as a key landmark with in Buxton Town Centre, appearing as a dominant and impressive structure when traveling eastward along Station Road. The screen wall would have previously been one of a pair of screen walls which would have flanked either side of Station Rd.

Assessment and Impact

The application relates to a storage container unit which has been retrospectively converted to a hot food outlet outside of Buxton Railway Station. The container is industrial in appearance with large canvas signage. The unit appears out of place, heavily contrasting with the surrounding street scape. The container unit can be viewed clearly within the setting of the screen all when traveling eastward along Station Road. This view is arguably the most importance view of the screen wall singling it out as a landmark feature within the Buxton townscape, and particularly a landmark feature of Station Rd. As such the hot food outlet detracts substantially from the setting and appreciation of the screen wall.

Furthermore, the station itself is a historic building within Buxton which acts as a key arrival point into Buxton town centre. The Buxton Design and place Making Strategy (sections 2.6, 2.7 and 5.4) identifies the Buxton Railway station as one of the key points of arrival into Buxton's town centre, yet the public realm associated with the station fails to reflect the stations importance as a gateway to the town centre. The container ultimately detracts further from this arrival point appearing overly industrial and out of place. The area surrounding the station and screen wall should be treated with care as to ensure that this historic arrival point is elevated. Proposals which detract from this should not be supported.

The retrospective unit does not comply with guidance for shops and signage within the High Peak. The High Peak Design guide states that shops should reflect architecture of the local area and well detailed. The container unit appears visually jarring adjacent to the

historic stone railway station. The container lack detail appearing stale, with uncomplimentary signage.

Legislation and Policy

National Planning Policy Framework (2024)

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. (para 207)

In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. (para 210)

Any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within the setting), should require clear and convincing justification (par.213).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (para 215)

Local Development Framework and SPDs

Consideration should also be given to the following documents and local development framework policies:

- High Peak Local Plan (Adopted 2016) – EQ7 Built and Historic Environment
- High Peak Design Guide 2018 (SPD) - Section 6 Shopfronts
- Buxton Design and Place Making Strategy 2009
- Design guide for signs
- Design guide for shop front

Conclusions and Recommendations

In conclusion, the retrospective hot food outlet detracts from the setting and appreciation of the grade II listed Screen wall. The container unit further harms the street scene as a key arrival point into the Buxton town centre. Ample guidance is available on appropriate shop and signage design, none of which has been taken into consideration in the placement or design of the hot food outlet. The current retrospective scheme results in a moderate degree of less than substantial harm to the heritage asset as per para 215 of the

NPPF. No justification has been submitted with the application as to why a container unit is required and why alternative or previous arrangements are not viable. As such the harm caused has not be sufficiently justified as per paras 213 and 215 of the NPPF. As such it is recommended that the application be refused.

Conservation Officer: Rachel Robinson
High Peak Borough Council